



THE
A-TEAM

**RE/MAX
FIRST**

72 EVERGREEN Square, Calgary T2Y4W3

MLS®#: **A2163485**

Area: **Evergreen**

Listing Date: **09/06/24**

List Price: **\$924,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2004**
Lot Information
Lot Sz Ar: **4,800 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **2,772**
Low Sqft:
Ttl Sqft: **2,772**

DOM

12
Layout
Beds: **4 (4)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Access:

Lot Feat: **Backs on to Park/Green Space**
Park Feat: **Double Garage Attached**

Parking

Ttl Park: **4**
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony,BBQ gas line**

Construction: **Stone,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Range,Garage Control(s),Refrigerator,Washer,Water Softener,Window Coverings**
Int Feat: **Ceiling Fan(s),Closet Organizers,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	14`11" x 12`7"
Dining Room	Main	10`8" x 14`1"
Breakfast Nook	Main	6`1" x 12`1"
Laundry	Main	6`7" x 13`2"
Bedroom	Second	11`6" x 11`10"
Bedroom	Second	12`8" x 9`2"
5pc Ensuite bath	Second	14`1" x 12`0"

Room	Level	Dimensions
Family Room	Main	15`6" x 22`5"
Living Room	Main	11`5" x 9`0"
2pc Bathroom	Main	5`0" x 7`0"
Bedroom - Primary	Second	17`0" x 18`0"
Bedroom	Second	12`0" x 9`4"
Bonus Room	Second	21`9" x 18`11"
4pc Bathroom	Second	9`11" x 5`0"

Title:
Fee Simple
Legal Desc:

0411447

Zoning:
R-1

Remarks

Pub Rmks: **Welcome to Evergreen Estates! This lovely family home has been very well maintained and features a functional floor plan with over 2700 square feet of comfortable living space and is located on a quiet crescent close to schools, parks, shopping and public transit. The main level features a front living room and dining area, large kitchen with ample counter space, walk in corner pantry, tons of cabinets and eating island that opens to the bright breakfast nook and family room anchored by a cozy fireplace. Tucked away is the 2 piece powder room and main floor full laundry area. Upper floor has a massive bonus room which is perfect for media space or recreation room, 3 bedrooms, full bathroom and a large primary bedroom with a 5 piece ensuite - dual sink vanity, spa soaker tub, separate shower and walk in closet. Fourth bedroom could easily be used as a nursery or home office. Beautiful hardwood on main level, central air conditioning and Hunter Douglas blinds through out. Full basement is unfinished and ready for your personal touch. This home is located on a quiet crescent steps away from Evergreen Circle Playground, and on a short pathway to Evergreen School and Park - public transit is one block over and Fish Creek Provincial Park is a 10 minute walk.**

Inclusions: **N/A**
Property Listed By: **Century 21 Bamber Realty LTD.**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









