



THE
A-TEAM

**RE/MAX
FIRST**

137 EVERGLEN Grove, Calgary T2Y 4Z4

MLS®#: **A2164652** Area: **Evergreen** Listing **09/10/24** List Price: **\$599,000**
 Status: **Pending** County: **Calgary** Date: Change: **-\$11k, 14-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **2005** Abv Sqft: **1,519**
 Lot Sz Ar: **3,476 sqft** Low Sqft:
 Lot Shape: Ttl Sqft: **1,519**

DOM

72
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard, Landscaped**
 Park Feat: **Double Garage Detached, Garage Door Opener, Garage Faces Rear, Oversized**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air, Natural Gas**
 Sewer:
 Ext Feat: **None**

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

Kitchen Appl: **Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings**
 Int Feat: **Ceiling Fan(s), Central Vacuum, Closet Organizers, Laminate Counters, No Smoking Home**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	18`1" x 10`8"	Kitchen	Main	13`5" x 9`7"
Dining Room	Main	10`11" x 10`11"	2pc Bathroom	Main	0`0" x 0`0"
Bedroom - Primary	Second	12`11" x 11`6"	Bedroom	Second	11`5" x 9`4"
Bedroom	Second	11`5" x 9`4"	4pc Ensuite bath	Second	0`0" x 0`0"
4pc Bathroom	Second	0`0" x 0`0"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0412677

Zoning:
R-1N

Remarks

Pub Rmks:

Meet this large single-family home located in a sought-after community of Evergreen. A comfortable entrance feels welcoming for guests approaching the front door. The house features a brand-new vinyl plank floor and new paint. A living room fireplace's soothing glow can make the long winter evenings more relaxing. An L-shaped kitchen maximizes corner space and offers a handy pantry. The traditional look of this functional kitchen with plenty of storage fits any style and theme. A sizeable dining room opens to a big (16x10) deck in the back of the house - a perfect place to unwind at the end of the day. The second floor boasts three large bedrooms including a substantial primary bedroom with a full en-suite and walk-in closet. The basement is unfinished and offers great potential for future development. The home includes central A/C which makes for a comfortable environment when the weather dials up. A massive 24x24 double-car garage provides plenty of parking space including additional attic storage. Lastly, the spectacular Shawnessy shopping centre with a C-Train station is a few minutes' drive away. Don't miss this opportunity!

Inclusions:
Property Listed By:

**TV wall mount, Alarm system
RE/MAX Real Estate (Central)**

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









