



THE
A-TEAM

**RE/MAX
FIRST**

122 EVERGREEN Terrace, Calgary T2Y2R7

MLS®#: **A2164777** Area: **Evergreen** Listing Date: **09/10/24** List Price: **\$829,900**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1990**
Lot Information
 Lot Sz Ar: **6,243 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,434**
 Low Sqft:
 Ttl Sqft: **2,434**

DOM

9
Layout
 Beds: **4 (3 1)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Backs on to Park/Green Space,Corner Lot,Low Maintenance Landscape,Greenbelt,No Neighbours Behind,Landscaped,Treed**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Clay Tile**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **BBQ gas line**

Construction: **Brick,Stucco**
 Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Electric Cooktop,Garage Control(s),Range Hood,Refrigerator,Washer,Water Softener,Window Coverings**
 Int Feat: **Bookcases,Built-in Features,Closet Organizers,Double Vanity,French Door,High Ceilings,Natural Woodwork,Open Floorplan,Quartz Counters,Recessed Lighting,Separate Entrance,Storage,Vaulted Ceiling(s),Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	12`5" x 17`8"
Dining Room	Main	12`7" x 10`1"
Family Room	Main	12`11" x 14`0"
2pc Bathroom	Main	4`9" x 5`5"
Bedroom - Primary	Upper	17`0" x 13`2"
5pc Ensuite bath	Upper	9`0" x 12`0"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	11`3" x 13`1"
Nook	Main	11`1" x 13`1"
Office	Main	10`7" x 9`0"
Laundry	Main	9`8" x 8`11"
Walk-In Closet	Upper	8`10" x 8`0"
4pc Bathroom	Upper	9`0" x 7`9"

Bedroom
Bedroom
Game Room

Upper
Upper
Basement

11`2" x 14`4"
10`11" x 12`4"
11`8" x 14`0"

Walk-In Closet
Storage
Bedroom

Upper
Basement
Basement

6`6" x 4`3"
12`4" x 8`5"
12`2" x 9`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9010229

Zoning:
R-1

Remarks

Pub Rmks:

Discover your dream home in sought-after Evergreen Estates. Perfectly situated steps away from Fish Creek Park—one of North America's largest urban parks. This bright and spacious two story home has over 3500 sf of developed space. Filled with natural light from expansive and numerous windows throughout every space. Upon entering, you are greeted by the spacious living and dining rooms featuring new vinyl plank floors, vaulted ceilings and large windows, creating a warm and inviting atmosphere. The main floor also includes a family room with a wood burning fireplace, a crafted wood mantle, and built-in media and book shelves. Just down the hall is an office/computer room and a large laundry room/mudroom adjacent to the double attached garage, The heart of the home is the large eat-in kitchen with professionally painted white cabinets, Hanstone quartz countertops, a brand-new undermount sink, new fixtures, and a stylish tiled backsplash. Pot lights illuminate the space, which seamlessly flows out through french doors to the west-facing backyard. Step outside where mature trees provide privacy and shade to the new deck complete with a gas line for a BBQ. Looking across the yard you see the greenbelt and pathway to Fish Creek which is less than 100 feet away. Upstairs there is new carpet throughout. The hall has a skylight and leads to the double door entry of the expansive master bedroom featuring a generous walk-in closet with custom wood built-ins and shelving, a luxurious en-suite bathroom equipped with a three-sided glass shower, double vanity, new tile, and modern fixtures. Two additional large bedrooms, one with a walk-in closet and one with a built-in desk, share a beautifully renovated four-piece bathroom with new tile flooring and contemporary finishes. The brand new basement (permitted) is a true highlight. Featuring a huge recreation and media room, an additional large bedroom, a rough-in for a future bathroom, and a substantial storage area. Recessed lighting, brand new carpeting, neutral paint tones, enhance the space which is perfect for relaxation and entertainment. The oversized garage offers high ceilings, built-in shelving, 60 and 40 amp service, and a separate entrance to the basement. Not to be missed, this home has A/C (2023), a new electrical panel(2017), a high efficiency furnace(2015), a new hot water tank(2023), all new light fixtures, a water softener, in ground sprinklers, and a central vacuum system. The master bedroom windows and the front living room picture window have been recently replaced. Located just a five-minute drive from the train station and the Ring Road, and in close proximity to numerous schools, shopping centers, and all other essential amenities. Experience the perfect blend of nature and urban living in this exceptional home. Don't miss the opportunity to make this stunning, move-in-ready home yours. Schedule a viewing today!

Inclusions:
Property Listed By:

**Storage Shed
RE/MAX Complete Realty**

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









