



THE
A-TEAM

**RE/MAX
FIRST**

107 EVEROAK Green, Calgary T2Y 0J6

MLS®#: **A2165674**

Area: **Evergreen**

Listing Date: **09/13/24**

List Price: **\$749,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 08-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2008**

Lot Information

Lot Sz Ar: **3,928 sqft**
Lot Shape:

Access:

Lot Feat: **Back Yard,Front Yard,Rectangular Lot**
Park Feat: **Double Garage Attached**

DOM

81
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**
Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`0" x 4`11"
Kitchen	Main	12`0" x 16`4"
Living Room	Main	14`11" x 14`1"
4pc Bathroom	Second	10`11" x 5`1"
Bedroom	Second	10`11" x 11`0"
Family Room	Second	13`0" x 17`6"
Other	Basement	25`11" x 34`5"

Room	Level	Dimensions
Dinette	Main	12`0" x 6`0"
Laundry	Main	8`2" x 7`2"
Office	Main	10`10" x 9`0"
4pc Ensuite bath	Second	9`8" x 18`2"
Bedroom	Second	14`8" x 9`11"
Bedroom - Primary	Second	12`2" x 14`6"

Title:
Fee Simple
Legal Desc:

Zoning:
R-1N

0715103

Remarks

Pub Rmks: **Welcome to this spacious Evergreen home with a walk-out basement, you'll be greeted by the immaculate hardwood floors in the foyer, a testament to the meticulous care the original owners have shown since it was custom-built by CedarGlen Homes. Just off the entryway is a versatile flex space, and the hallway opens up to a beautifully designed living area with 9-foot ceilings, a cozy gas fireplace, and a kitchen that flows seamlessly into the dining area with direct access to the deck. The kitchen offers ample cabinetry, a generous island, and a walk-through pantry that connects to the laundry room and double attached garage for added convenience. Upstairs, you'll find a large bonus room, a spacious primary bedroom with a full ensuite, and two additional well-sized bedrooms. The walk-out basement, with three large windows, provides even more potential living space to customize. The backyard is fully landscaped and fenced, perfect for enjoying the outdoors, and the roof has been recently updated, so you can move in worry-free. Nestled in a quiet cul-de-sac in Southwest Calgary, this home is close to schools, public transit, and shopping, including the new Costco just off Stoney Trail. Don't miss your chance to see this home before it's gone!**

Inclusions:
Property Listed By: **n/a**
RE/MAX Real Estate (Central)

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









