



THE
A-TEAM

**RE/MAX
FIRST**

14306 EVERGREEN Street, Calgary T2Y 2W9

MLS®#: **A2165829**

Area: **Shawnee Slopes**

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

List Price: **\$875,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1990**

Finished Floor Area

Abv Sqft: **2,027**
Low Sqft:
Ttl Sqft: **2,027**

Lot Information

Lot Sz Ar: **5,500 sqft**
Lot Shape:

DOM

6

Layout

Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **6**
Garage Sz: **2**

Access:

Lot Feat:

Back Yard,Backs on to Park/Green Space,Cleared,Fruit Trees/Shrub(s),Few Trees,Front Yard,Lawn,Garden,Low Maintenance Landscape,Gentle Sloping,No Neighbours Behind,Landscaped,Yard Drainage,Paved,Private,Rectangular Lot,Treed
Double Garage Attached,Parking Pad

Park Feat:

Utilities and Features

Roof: **Rubber**
Heating: **Boiler,Central,High Efficiency,In Floor,Fireplace(s),Floor Furnace,Forced Air,Natural Gas**
Sewer:
Ext Feat: **Garden,Lighting**

Construction: **Mixed,Other,Wood Frame**
Flooring: **Carpet,Concrete,Hardwood,Laminate,Other,Tile, Wood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Cooktop,Electric Oven,ENERGY STAR Qualified Refrigerator,Freezer,Garage Control(s),Garburator,Gas Water Heater,Humidifier,Microwave,Range Hood,Warming Drawer,Washer,Water Purifier,Water Softener**
Int Feat: **Bookcases,Ceiling Fan(s),Central Vacuum,Chandelier,Closet Organizers,Crown Molding,Double Vanity,Granite Counters,Jetted Tub,Low Flow Plumbing Fixtures,Natural Woodwork,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Smart Home,Soaking Tub,Storage,Vinyl Windows,Walk-In Closet(s),Wet Bar**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	13`11" x 11`11"
Kitchen	Main	11`5" x 11`0"
Breakfast Nook	Main	9`0" x 8`0"
Laundry	Main	8`5" x 5`5"
Bedroom - Primary	Second	15`7" x 14`1"

Room	Level	Dimensions
Family Room	Main	18`9" x 14`5"
Dining Room	Main	15`11" x 9`0"
Foyer	Main	6`6" x 4`4"
2pc Bathroom	Main	8`5" x 5`10"
Walk-In Closet	Second	8`9" x 4`11"

5pc Ensuite bath	Second	8`9" x 8`9"	Bedroom	Second	13`5" x 10`5"
Bedroom	Second	10`6" x 10`2"	4pc Bathroom	Second	7`8" x 7`4"
Game Room	Basement	14`9" x 13`9"	Bedroom	Basement	13`6" x 9`6"
Den	Basement	17`8" x 12`6"	Storage	Basement	11`0" x 4`11"
3pc Bathroom	Basement	7`1" x 4`11"	Other	Basement	9`10" x 9`5"
Legal/Tax/Financial					

Title: **Fee Simple**
 Legal Desc: **9011352**

Zoning: **R-C1**

Remarks

Pub Rmks: **For additional information, please click on Brochure button below. Prime location with stunning upgrades! Welcome to this meticulously maintained 4-bedroom, 3.5-bathroom home, offering a generous 3,156 sq ft of developed living space. Situated on a spacious 5,500 sq ft lot backing onto a lush green space, this home provides stunning views and direct access to the West Park featuring playgrounds, sports courts, walking trails, picnic areas, and a wetland reserve. This rare gem is located in a highly desirable area, within walking distance to schools, playgrounds, the LRT, and Fish Creek Park. Upon entering, you'll be greeted by an open and inviting foyer with soaring 17-foot ceilings. The family room features a cozy wood-burning fireplace with built-in shelving, while the sunlit living room offers a welcoming space with an adjoining dining area. The upgraded kitchen boasts quartz countertops, stainless steel appliances, and a dining nook—perfect for family gatherings. This level also includes a convenient laundry room with ample storage, a sink, and a half bath. The upper level features a spacious master suite, complete with a walk-in closet and a luxurious, upgraded en-suite bathroom featuring a jetted tub, glass shower, and heated floors. Two additional bedrooms and a full bathroom, complete this level. The fully developed basement offers a large recreation room with a wet bar, a 4th bedroom, an office with built-in desks, and a full bathroom with heated floors. Highlights: New Hail-proof, Fire and Wind resistant James Hardie Siding and Euroshield Rubber Roof. Refinished Hardwood Floors. New Carpets in Bedrooms. Triple-pane Windows. New Zebra Blinds. Insulated Double. Attached Garage with New Garage Door and Opener. New Pex pipes (Poly B removed). Freshly Painted Interior and Exterior. High-efficiency Furnace, Water Softener, Rheem Water Heater. Central Vacuum System. Alarm Security System. Upgraded lighting!**

Inclusions: **Security alarm system, smart smoke detectors, security cameras.**
 Property Listed By: **Easy List Realty**

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











