

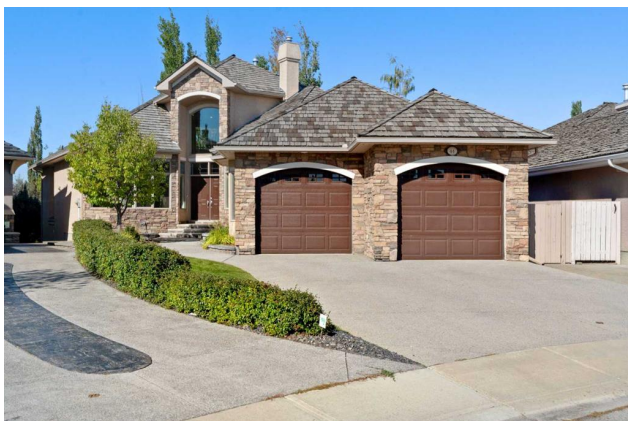


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**44 EVERGREEN Lane, Calgary T2Y 3T9**

MLS®#: **A2167374**      Area: **Evergreen**      Listing Date: **09/20/24**      List Price: **\$1,200,000**  
 Status: **Pending**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2002**  
Lot Information  
 Lot Sz Ar: **6,845 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,503**  
 Low Sqft:  
 Ttl Sqft: **2,503**

DOM

**8**  
Layout  
 Beds: **4 (1 3 )**  
 Baths: **4.5 (4 1)**  
 Style: **Bungalow**

Parking

Ttl Park: **5**  
 Garage Sz: **3**

Access:

Lot Feat: **Pie Shaped Lot**  
 Park Feat: **Driveway,Front Drive,Garage Door Opener,Garage Faces Front,Tandem,Triple Garage Attached**

Utilities and Features

Roof: **Cedar Shake**  
 Heating: **In Floor,Forced Air**  
 Sewer:  
 Ext Feat: **Balcony,BBQ gas line,Fire Pit,Private Yard**

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

Kitchen Appl: **Bar Fridge,Dishwasher,Dryer,Microwave,Range,Range Hood,Refrigerator,Washer**  
 Int Feat: **Bookcases,Ceiling Fan(s),Central Vacuum,Closet Organizers,Double Vanity,French Door,Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,Separate Entrance,Wet Bar,Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions
Bedroom - Primary	Main	18`0" x 16`4"
Walk-In Closet	Main	13`5" x 10`4"
Breakfast Nook	Main	11`9" x 13`0"
Living Room	Main	22`10" x 21`6"
Foyer	Main	11`5" x 8`8"
Laundry	Main	9`5" x 9`9"

Room	Level	Dimensions
5pc Ensuite bath	Main	11`11" x 13`8"
Kitchen	Main	20`6" x 13`0"
Dining Room	Main	12`0" x 13`0"
Office	Main	13`0" x 12`0"
2pc Bathroom	Main	7`2" x 5`11"
Loft	Second	22`8" x 19`0"

3pc Bathroom  
Bedroom  
5pc Ensuite bath  
3pc Bathroom

Second  
Basement  
Basement  
Basement

6`0" x 6`0"  
15`1" x 14`8"  
8`8" x 7`6"  
8`1" x 8`6"

Bedroom  
Bedroom  
Media Room  
Family Room

Basement  
Basement  
Basement  
Basement

13`1" x 13`0"  
12`0" x 10`11"  
18`5" x 12`5"  
18`7" x 19`1"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**0011854**

Zoning:  
**R-1**

Remarks

Pub Rmks:

**Experience luxury living in this executive 1.5-storey home overlooking Fish Creek Park, with over 4,000 sq ft of beautifully developed space. The open-concept main floor features multiple spots for entertaining, including a formal dining room, a large breakfast nook, and two eat-at counters. Three separate sitting areas ensure there is space for everyone. Once hosting duties are over, relax in the primary suite with a fireplace, a 5-piece ensuite, and a large walk-in closet—a large office with a beautiful built-in desk and bookcases round out the main floor. Take in the views of Fish Creek Park from the loft, with a wet bar and built-ins. The fully developed walk-out basement includes 3 spacious bedrooms and 2 full bathrooms. A second wet bar, including a wine cellar and theatre, will keep everyone entertained for the big game or the latest blockbuster. In-floor heating throughout the basement ensures comfort no matter the season. Gather around the outdoor firepit for cozy evenings under the stars. With easy access to Fish Creek Park, nature lovers will appreciate the convenience of trails and outdoor activities. This home offers a unique blend of luxury and nature, making it the perfect retreat for those seeking elegance and adventure.**

Inclusions:  
Property Listed By:

**Loft TV and Bracket, Living room TV Bracket, Theater Room TV and Bracket, Theater room Speakers and audio equipment  
eXp Realty**

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







