



THE A-TEAM

RE/MAX FIRST

132 EVERGREEN Close, Calgary T2Y2X8

MLS® #: A2167484 Area: Evergreen Listing: 09/24/24 List Price: \$859,000
Status: Active County: Calgary Change: -\$21k, 13-Nov Association: Fort McMurray



General Information

Prop Type: Residential Detached
City/Town: Calgary
Year Built: 1997
Lot Information: Lot Sz Ar: 5,866 sqft
Access: Low Maintenance Landscape, Rectangular Lot, Treed
Park Feat: Double Garage Attached

DOM

57
Layout: Beds: 5 (4 1) Baths: 4.0 (4 0) Style: 2 Storey
Parking: Ttl Park: 4 Garage Sz: 2

Utilities and Features

Roof: Asphalt Shingle Heating: Forced Air, Natural Gas Sewer: Garden, Gas Grill, Private Yard, Storage
Construction: Stucco, Wood Frame Flooring: Carpet, Marble Water Source: Poured Concrete
Kitchen Appl: Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Int Feat: Central Vacuum, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Dining Room, Living Room, Bedrooms, Bathrooms and their dimensions.

Game Room

Lower

13` 4" x 22` 5"

3pc Bathroom
Legal/Tax/Financial

Main

Title:
Fee Simple
Legal Desc:

9311413

Zoning:
R-1

Remarks

Pub Rmks: **Great home! Nestled on a quiet street and stops to the Fish Creek Provincial Park, this stunning South facing 2-storey custom-built home by LANDMARK is located in the family-friendly community of Evergreen Estate. With 5 bedrooms and 4 baths spread over 3,849 sq. ft. of living space, it's perfect for a growing family. The open-concept main floor features a bright living room with a cathedral ceiling and large windows, a chef's kitchen with upgraded stainless-steel appliances, and a cozy breakfast nook leading to a low-maintenance backyard. The upper level includes a bonus room, a spacious primary bedroom with a 5-piece ensuite, and two additional bedrooms. The fully finished lower level offers a rec room, game room, and a guest bedroom. Recent upgrades include a 2023 electric stove and dishwasher, NEW hot water tank. Close to schools, LRT, and shopping. Quick possession available. Call your realtor today!**

Inclusions:
Property Listed By: **n/a**
Metro Benchmark Real Estate Ltd.

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











