



THE
A-TEAM

**RE/MAX
FIRST**

132 EVERGREEN Close, Calgary T2Y2X8

MLS®#: **A2167484** Area: **Evergreen** Listing **09/24/24** List Price: **\$879,500**
 Status: **Active** County: **Calgary** Change: **-\$45k, 08-Oct** Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **2,561**
 Low Sqft:
 Ttl Sqft: **2,561**

DOM

23
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** Construction: **Stucco, Wood Frame**
 Heating: **Forced Air, Natural Gas** Flooring: **Carpet, Marble**
 Sewer: Ext Feat: **Garden, Gas Grill, Private Yard, Storage** Water Source:
 Fnd/Bsmt: **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**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	8`0" x 9`2"	Kitchen	Main	16`9" x 15`7"
Living Room	Main	13`11" x 15`6"	Family Room	Main	11`10" x 15`11"
Bedroom	Main	9`10" x 10`7"	Dining Room	Main	8`6" x 11`5"
Bedroom	Second	10`4" x 13`0"	Bedroom	Second	10`7" x 12`9"
5pc Bathroom	Second		Bedroom - Primary	Second	14`6" x 15`11"
5pc Ensuite bath	Second		Game Room	Lower	18`3" x 17`4"
Bedroom	Lower	10`5" x 15`11"	3pc Bathroom	Lower	

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











