



THE
A-TEAM

**RE/MAX
FIRST**

38 EVERWILLOW Boulevard, Calgary T2Y 4G3

MLS®#: **A2170018**

Area: **Evergreen**

Listing Date: **10/18/24**

List Price: **\$780,000**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 26-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2002**

Lot Information

Lot Sz Ar: **4,488 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,111**
Low Sqft:
Ttl Sqft: **2,111**

DOM

64
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Front Yard,Lawn,Landscaped,Level,Rectangular Lot**
Park Feat: **Double Garage Attached,Insulated**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Garburator,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Bookcases,Built-in Features,Central Vacuum,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Storage,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bonus Room	Upper	9`0" x 12`3"	Bedroom	Upper	13`11" x 15`0"
4pc Bathroom	Upper	4`11" x 7`7"	Bedroom	Upper	14`7" x 15`3"
5pc Ensuite bath	Upper	8`0" x 11`3"	Bedroom - Primary	Upper	13`5" x 17`3"
Walk-In Closet	Upper	4`9" x 9`11"	Flex Space	Main	9`4" x 11`3"

Living Room
Kitchen
Bedroom
Game Room
Furnace/Utility Room

Main
Main
Lower
Lower
Lower

15`1" x 15`0"
18`7" x 16`2"
8`4" x 10`7"
19`1" x 29`1"
10`11" x 16`5"

Dining Room
2pc Bathroom
3pc Bathroom
Storage

Main
Main
Lower
Lower

9`11" x 8`8"
4`8" x 4`10"
8`4" x 8`11"
7`7" x 4`8"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0110646

Zoning:
R-G

Remarks

Pub Rmks: **Impeccably kept home close to Schools, Transit, Fish Creek Park and comes fully developed with new shingles, a new hot water tank last year and backing on to a green space with walking path! Stucco and stone exterior, with a quaint front porch greets you as you pull up. Enter into an open design with a front flex room, prefect for the home office, reading space or just that added area for any buyer's needs. A focal stone wall features the lifestyle room separated with the 3-sided gas fireplace and rear family dining area wrapped in windows and a raised ceiling heights which breathe life into this space. The side entertainment style kitchen boasts a central island, a plethora of cabinet and counter space, pot lighting, newer dishwasher and microwave, corner pantry, smooth top stove. Access your double attached garage front the step-down separation with a side 2-piece bath, mudroom area and located just off the stairs to the lower level. The upper plan hosts room for all with an upper bonus room, 2 rear facing kids' room both with built-in desks, walk in closets and their shared 4-piece bath. The front primary bedroom has a 9' raised ceiling, a walk-in closet, built-in speakers and a tiled 5-piece private en-suite bath complete with his and her sinks, a deep soaker tub and an individual shower. The professionally developed lower space with plush carpet over a dry core floor a 3-piece lower bath with a counter height storage vanity, large fiberglass shower with tiled accents. There is a recreation room with the home's 2nd gas fireplace, generous added storage space and laundry and the home's 4th bedroom for guests or extended family stays. Relax in your private outdoor space offering a wraparound deck, firepit with plumbed in gas line, aluminum rail, with a dining area under the twinkle lights of your gazebo, privacy lattice, plenty of green space, mature trees and your own gate to the central walkway. Simply unbelievable.**

Inclusions:
Property Listed By:

**All attached shelving
RE/MAX First**

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













White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



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38 Everwillow Blvd SW, Calgary, AB

Basement (Below Grade) Exterior Area 900.61 sq ft
Interior Area 828.24 sq ft



PREPARED: 2024/02/26



While regions are excluded from total floor area in 10/24/24 floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.