



THE
A-TEAM

**RE/MAX
FIRST**

203 EVERGREEN Heights, Calgary T2Y 3Y8

MLS®#: **A2170111** Area: **Evergreen** Listing **10/03/24** List Price: **\$849,000**
 Status: **Active** County: **Calgary** Date: Change: **-\$20k, 09-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2001**
Lot Information
 Lot Sz Ar: **4,682 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,984**
 Low Sqft:
 Ttl Sqft: **1,984**

DOM

50
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,Cul-De-Sac,Front Yard,Garden,Landscaped,Level,Underground Sprinklers,Rectangular Lot**
 Park Feat: **Concrete Driveway,Double Garage Attached,Front Drive,Garage Door Opener,Insulated**

Utilities and Features

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

Construction: **Stone,Stucco**
 Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Double Oven,Dryer,Gas Range,Microwave,Range Hood,Refrigerator,Washer,Water Softener,Window Coverings**
 Int Feat: **Bar,Granite Counters,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Walk-In Closet(s)**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Great Room	Main	19`0" x 16`4"	Office	Main	12`2" x 12`3"
Kitchen	Main	16`8" x 15`5"	Dining Room	Main	10`0" x 8`0"
Laundry	Main	10`1" x 9`1"	Bedroom - Primary	Second	13`7" x 15`4"
Bedroom	Second	11`9" x 11`7"	Bedroom	Second	10`0" x 14`0"
4pc Ensuite bath	Second	12`7" x 13`4"	3pc Bathroom	Second	4`11" x 8`0"

Game Room
Bedroom
2pc Bathroom

Lower
Lower
Main

30`0" x 16`0"
12`0" x 11`7"

Other
4pc Bathroom

Lower
Lower

8`11" x 8`0"
9`4" x 4`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

0012889

Remarks

Pub Rmks:

ELEGANT ESTATE HOME - STUCCO EXTERIOR - LARGE MAIN FLOOR PERFECT FOR FAMILY AND ENTERTAINING - THREE SPACIOUS BEDROOMS UP AND ONE IN THE PROFESSIONALLY FINISHED BASEMENT -HIGH CEILING ON MAIN AND BASEMENT- 2975 square feet of finished living area! Nestled on a quiet cul-de-sac in the sought-after community of Evergreen Estates, this Cardel-built home offers modern living combined with comfort and style. Large principal rooms allow for easy furnishing and soaring ceilings provide that "WOW" factor. Upon arrival, you are welcomed by mature landscaping, an elegantly styled stone facade, and a cozy, covered front porch. The two-story entry frames the splendid maple and wrought-iron staircase with French Doors leading into the office. You will discover a large Great Room with a stone-front gas fireplace, a built-in wall unit, an extensive kitchen, a spacious dining area, with the much-desired walk-through pantry. You will fall in love with the laundry/mud room, providing ample storage for the kids' backpacks! Up that glamorous staircase, your Primary suite offers plenty of space for large furnishings, a spacious and luxurious ensuite bath, and a walk-in closet. Two additional large bedrooms and a full bath complete the second floor. The professionally finished basement contributes to the overall living space of this home with a huge recreation/games area complete with a cozy gas fireplace, bar area, an additional bedroom with a walk-in closet, and a full bath. Note the basement has 9-foot ceilings which allows for larger windows. The garage is oversized, insulated, drywalled/finished, and has great solid storage units making it easy to keep your outside life organized. Situated on a wider lot allows for a large main floor footprint. This home has been lovingly maintained and is surrounded by similar estate homes in a quiet enclave in Evergreen, away from traffic noise but with easy access to major transportation routes—steps from the walking/biking paths of Fish Creek Park. Love living in the Estates of Evergreen by making this your new home!

Inclusions:
Property Listed By:

None
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TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











