



THE
A-TEAM

**RE/MAX
FIRST**

37 EVERHOLLOW Park, Calgary T2Y 4R3

MLS®#: **A2170824** Area: **Evergreen** Listing Date: **10/04/24** List Price: **\$849,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2004**
Lot Information
 Lot Sz Ar: **7,879 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,189**
 Low Sqft:
 Ttl Sqft: **2,189**

DOM

13
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Cul-De-Sac, Pie Shaped Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Wood Frame**
 Heating: **Forced Air, Natural Gas** Flooring: **Carpet, Hardwood, Tile**
 Sewer: Water Source:
 Ext Feat: **Other** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings**
 Int Feat: **Breakfast Bar, Central Vacuum, Double Vanity, Granite Counters, Jetted Tub, Kitchen Island**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Family Room	Main	16`11" x 12`7"	Dining Room	Main	12`5" x 10`0"
Kitchen With Eating Area	Main	13`0" x 12`0"	Office	Main	11`5" x 9`8"
2pc Bathroom	Main		Bonus Room	Second	19`11" x 12`11"
Bedroom - Primary	Second	13`4" x 13`4"	Bedroom	Second	12`4" x 11`4"
Bedroom	Second	11`4" x 9`11"	5pc Ensuite bath	Second	
4pc Bathroom	Second		Laundry	Second	6`2" x 5`3"
Bedroom	Basement	11`2" x 11`2"	Den	Basement	10`2" x 9`10"

Game Room

Basement

22`3" x 12`4"

4pc Bathroom
Legal/Tax/Financial

Basement

Title:
Fee Simple
Legal Desc:

0311192

Zoning:
R-G

Remarks

Pub Rmks: **OPEN HOUSE, Saturday, Oct 12, 2:00 - 4:00. The perfect family home! Cul-de-sac location, huge pie-shaped yard, 4 bedrooms, 3 1/2 baths, and as a bonus, you get money back on your electricity bills due to the Solar Panels! Lots of upgrades as well, including a newer roof, newer siding, newer high efficient furnace, and newer A/C. Other features include hickory flooring throughout most of the home, granite counters, kitchen island, main floor office, large upper bonus room, laundry on the upper level, fully developed basement, underground sprinklers and so much more! This is a perfect home for a young family to upsize into!**

Inclusions:
Property Listed By:

**Reverse osmosis system, garage furnace, shed, 3 tv mounts, shelves in bedrooms, solar panels.
RE/MAX Realty Professionals**

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









