



THE
A-TEAM

**RE/MAX
FIRST**

97 EVERHOLLOW Rise, Calgary T2Y 0B1

MLS®#: **A2174776** Area: **Evergreen** Listing **10/24/24** List Price: **\$749,900**
 Status: **Active** County: **Calgary** Change: **-\$25k, 06-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2005**
Lot Information
 Lot Sz Ar: **4,111 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Yard,City Lot,Dog Run Fenced In,Rectangular Lot**
 Park Feat: **Double Garage Attached**

Finished Floor Area
 Abv Sqft: **2,203**
 Low Sqft:
 Ttl Sqft: **2,203**

DOM

28
Layout
 Beds: **4 (3 1)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Hardwood,Tile**
 Sewer: Ext Feat: **Dog Run,Rain Barrel/Cistern(s)** Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Refrigerator,Washer,Water Softener,Window Coverings**
 Int Feat: **Breakfast Bar,Granite Counters,High Ceilings,Open Floorplan,Pantry,Soaking Tub,Storage,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	6`2" x 5`6"	Mud Room	Main	4`2" x 6`2"
2pc Bathroom	Main	4`11" x 5`0"	Dining Room	Main	8`5" x 10`11"
Kitchen	Main	13`7" x 9`7"	Living Room	Main	16`6" x 14`1"
Pantry	Main	3`6" x 5`3"	Bedroom - Primary	Second	12`11" x 12`11"
5pc Ensuite bath	Second	10`6" x 7`3"	Walk-In Closet	Second	11`8" x 5`6"
Bedroom	Second	10`5" x 11`8"	4pc Bathroom	Second	8`2" x 4`11"
Laundry	Second	8`7" x 8`4"	Bedroom	Second	9`4" x 10`5"

Bonus Room

Second

12`5" x 21`0"

Bedroom
Legal/Tax/Financial

Basement

10`10" x 10`8"

Title:
Fee Simple
Legal Desc:

0513738

Zoning:
R-G

Remarks

Pub Rmks:

Welcome to this stunning family home in Evergreen, where every detail has been thoughtfully maintained and cared for! As you step inside, you'll be greeted by gleaming hardwood floors and elegant travertine tile that enhance the open main floor layout. The kitchen is a chef's delight, featuring granite countertops, stainless steel appliances, a raised breakfast bar, and a spacious pantry, all seamlessly flowing into a cozy living area with a gas fireplace—perfect for entertaining friends and family. Step outside onto your new deck, complete with built-in storage, and enjoy views of your sunny south-facing yard. The yard includes a separate dog run and ample space for your outdoor toys—a true family oasis! Join the Camrose Energy Solar Club with upgraded rooftop solar panels and make use of custom rain barrels for sustainable living. The second floor is designed with family comfort in mind. The expansive primary bedroom boasts a huge walk-in closet and a luxurious 5-piece ensuite. You'll also find two additional bedrooms, a well-appointed 4-piece bathroom, convenient upstairs laundry, and a spacious family/bonus room. The partially finished basement offers a cozy spare bedroom for guests, with plenty of extra space available for a future bathroom, bedroom, and living area—perfect for customization to suit your family's needs. Situated directly across from walking paths and a serene pond, this home is just moments away from parks, schools, shopping, and the many amenities that make Evergreen so desirable. Plus, a quick drive will connect you to the new Ring Road, giving you easy access to the stunning Foothills or a swift trip downtown. This isn't just a house; it's a home where memories are made. Welcome home!

Inclusions:
Property Listed By:

Solar panels
CIR Realty

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











