



THE
A-TEAM

**RE/MAX
FIRST**

37 EVERHOLLOW Park, Calgary T2Y 4R3

MLS®#: **A2178182** Area: **Evergreen** Listing Date: **11/08/24** List Price: **\$759,900**
 Status: **Active** County: **Calgary** Change: **-\$20k, 19-Nov** 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: **Quick possession is possible! This stunning family home offers everything you need for comfortable and efficient living. Nestled in a peaceful cul-de-sac, it boasts a spacious, pie-shaped backyard—ideal for outdoor activities and relaxation. With 4 generously-sized bedrooms and 3.5 baths, there's plenty of room for a growing family. One of the standout features is the solar panels, which not only help reduce your carbon footprint but also provide savings on your electricity bills! The home is loaded with recent upgrades, including a newer roof, siding, a high-efficiency furnace, and air conditioning for year-round comfort. Inside, you'll find beautiful hickory flooring covering most of the main living areas, adding warmth and charm. The kitchen is a cook's dream, featuring granite countertops, a large island, and plenty of space to gather. An office on the main floor is perfect for those working from home, while a spacious bonus room on the upper level provides extra living space for relaxation or entertainment. The convenience continues upstairs with a dedicated laundry room. The fully developed basement offers even more living space, and the underground sprinkler system keeps the yard looking pristine with minimal effort. With all these features and more, this home is ideal for a young family looking to move up and enjoy a blend of modern comforts and thoughtful design.**

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









