



THE
A-TEAM

**RE/MAX
FIRST**

125 EVERGREEN Place, Calgary T2Y 3K7

MLS®#: **A2179616**

Area: **Evergreen**

Listing Date: **11/17/24**

List Price: **\$735,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1997**

Lot Information

Lot Sz Ar: **5,661 sqft**
Lot Shape:

Access:

Lot Feat: **Back Yard,City Lot,Cul-De-Sac,Few Trees,Garden,Pie Shaped Lot**
Park Feat: **Double Garage Attached**

DOM

34
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Utilities and Features

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

Construction: **Manufactured Floor Joist,Stucco,Wood Frame**
Flooring: **Carpet,Hardwood,Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **None**
Int Feat: **Built-in Features,Jetted Tub,Kitchen Island,Laminate Counters,No Smoking Home,Pantry,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	13`2" x 12`10"
Dining Room	Main	12`4" x 11`6"
Den	Main	11`10" x 9`10"
Foyer	Main	8`11" x 8`7"
Bedroom - Primary	Upper	17`0" x 16`8"
Walk-In Closet	Upper	7`3" x 7`0"
Bedroom	Upper	16`0" x 11`10"

Room	Level	Dimensions
Living Room	Main	16`5" x 15`0"
Breakfast Nook	Main	14`8" x 9`9"
Laundry	Main	7`6" x 7`0"
2pc Bathroom	Main	0`0" x 0`0"
5pc Ensuite bath	Upper	0`0" x 0`0"
Bedroom	Upper	11`11" x 11`6"
4pc Bathroom	Upper	0`0" x 0`0"

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

9612691

Remarks

Pub Rmks: **Stunning 2 Story home in Evergreen Estates, situated on a peaceful cul-de-sac. This 3 bedroom residence boasts a grand Foyer, high ceilings, and a curved staircase. Enjoy the spacious kitchen with white cabinets, island, and bright breakfast nook. Cozy up in the family room by the fireplace, surrounded by custom built-ins. Additional features include a formal dining room, Den/Office, Laundry, and 2 pcs bath on the main floor. Upstairs, discover a sizable Primary suite with sitting area, ensuite, and walk-in closet, along with two more bedrooms and a bath. The walk-out basement presents endless possibilities. Outside, a serene backyard offers a perfect retreat. Don't miss this opportunity - call today to view!**

Inclusions:
Property Listed By: **None**
Optimum Realty Group

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









