



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:

Finished Floor Area

Abv Sqft: **2,295**  
Low Sqft:  
Ttl Sqft: **2,295**

DOM

**65**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

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

Access:

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

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

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

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**









