



THE
A-TEAM

**RE/MAX
FIRST**

82 EVERWILLOW Close, Calgary T2Y 4G5

MLS®#: **A2181165**

Area: **Evergreen**

Listing Date: **11/27/24**

List Price: **\$864,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2002**

Lot Information

Lot Sz Ar: **5,285 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,342**
Low Sqft:
Ttl Sqft: **2,342**

DOM

24
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Cul-De-Sac,Lawn,Landscaped,Many Trees,Underground Sprinklers,Pie Shaped Lot,Private**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **BBQ gas line,Built-in Barbecue,Fire Pit,Gas Grill,Outdoor Grill,Private Yard**

Construction: **Stone,Stucco,Wood Siding**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**
Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Garage Control(s),Gas Cooktop,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Breakfast Bar,Dry Bar,Granite Counters,Kitchen Island,Open Floorplan,Pantry,Recessed Lighting,See Remarks,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen With Eating Area	Main	14`9" x 13`6"
Breakfast Nook	Main	12`11" x 11`8"
Game Room	Second	20`5" x 19`5"
Laundry	Main	12`4" x 5`10"
Storage	Basement	16`11" x 5`9"
Bedroom	Second	12`11" x 11`2"
Bedroom	Basement	11`10" x 11`7"

Room	Level	Dimensions
Dining Room	Main	13`11" x 10`8"
Living Room	Main	15`11" x 14`9"
Bonus Room	Second	13`11" x 12`11"
Furnace/Utility Room	Basement	13`11" x 10`4"
Bedroom - Primary	Second	17`4" x 13`5"
Bedroom	Second	13`8" x 11`1"
2pc Bathroom	Main	

4pc Bathroom
5pc Ensuite bath

Basement
Second

4pc Bathroom

Second

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

0110646

Remarks

Pub Rmks: **This beautiful home in the desirable neighbourhood of Evergreen has been impeccably well kept by the original owners. Located just blocks from Fish Creek Park, this home is full developed with 4 bedrooms, 4 bathrooms and has over 3,200 sq.ft. of living space and ready for its next family to enjoy. Upon entering the foyer you will find a large vault in the middle of the home, making for a grand entrance. The formal dining room, just off of the foyer, flows into the main living room and updated kitchen. With multiple eating areas, the kitchen has an island, updated appliances with gas burners, and a breakfast area that floods with natural light in the morning. A corner fireplace in the middle of the main living area is sure to warm those chilly days. The patio doors lead you to a perfectly manicured backyard with a privacy fence, fire pit, bench, interlocking block patio with built-in bbq, built-in grill and fridge, perfect for entertaining large gatherings in the warmer months. Upstairs you will find 3 large bedrooms, a 4 pc. bathroom and bonus room. The primary bedroom also has a great 5 pc. En-suite and walk-in closet. Downstairs you will find a large rec-room, large bedroom, 4 pc. bathroom and large storage room for those skis or clubs. This is a must see home, pride in ownership is truly evident.**

Inclusions: **Gas BBQ, Gas Grill.**

Property Listed By: **RE/MAX Real Estate (Central)**

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













