



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**117 EVERGREEN Way, Calgary t2y 3k8**

MLS®#: **A2181570**      Area: **Evergreen**      Listing Date: **11/29/24**      List Price: **\$879,900**  
 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: **5,069 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Front Yard,Landscaped,Many Trees,Rectangular Lot**  
 Park Feat: **Double Garage Attached**

DOM

**22**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **3.0 (2 2)**  
 Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Wood**      Construction: **Stucco,Wood Frame**  
 Heating: **Forced Air**      Flooring: **Ceramic Tile,Concrete,Hardwood**  
 Sewer:      Water Source:  
 Ext Feat: **BBQ gas line,Lighting,Private Entrance,Private Yard**      Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Gas Cooktop,Microwave,Oven-Built-In,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Bookcases,Built-in Features,Ceiling Fan(s),Central Vacuum,Chandelier,Closet Organizers,Granite Counters,High Ceilings,Open Floorplan,Vaulted Ceiling(s),Vinyl Windows**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	12`11" x 11`5"	Breakfast Nook	Main	11`1" x 10`11"
Great Room	Main	15`8" x 15`4"	Dining Room	Main	11`7" x 8`11"
Living Room	Main	10`11" x 9`7"	2pc Bathroom	Main	4`9" x 4`11"
Bedroom - Primary	Upper	15`4" x 15`2"	5pc Ensuite bath	Upper	12`4" x 8`11"
Bedroom	Upper	13`10" x 11`3"	Bedroom	Upper	11`1" x 10`2"
Family Room	Lower	18`9" x 11`9"	4pc Bathroom	Upper	7`9" x 4`11"

**Bonus Room**  
**Game Room**  
**Bedroom**

**Upper**  
**Lower**  
**Lower**

**14`11" x 14`7"**  
**14`6" x 10`11"**  
**12`4" x 7`1"**

**Laundry**  
**Den**  
**2pc Bathroom**

Legal/Tax/Financial

**Upper**  
**Lower**  
**Lower**

**9`11" x 6`8"**  
**15`8" x 14`1"**  
**6`5" x 5`9"**

Title:  
**Fee Simple**  
Legal Desc:

**9712109**

Zoning:  
**R-1**

Remarks

Pub Rmks:

**Welcome to Evergreen Estates, where luxury living meets tranquility. Nestled in this prestigious neighbourhood, a gem awaits you: A meticulously maintained house that exudes elegance and comfort at every turn. As you step through the front door, you're immediately greeted by the grand foyer with soaring ceilings and a bright open layout. The spacious chef's kitchen features granite counter tops, sleek built in oven & gas cook top with an abundance of storage. It opens to a bright breakfast nook and a cozy living room, complete with gas fireplace & custom built-ins. A formal dining room for special occasions, a powder room and a dedicated laundry room round off the first floor. The upper level boasts large primary bedroom with massive WIC, spa like 5 pcs ensuite & a NG fireplace. Good size 2nd & 3rd bedrooms, perfect for the kids with a 4 pcs bathroom nestled right between them. Finishing off the upper level is an outstanding bonus room with vaulted ceilings & oversized windows. A fully developed walk out basement offers tons of additional living area with a 4th bedroom, gym area w/ rubber floors with full-length mirrors, bathroom, massive lower-level family room perfect for watching movies & hanging out with friends and family. This property has multiple outdoor living spaces where you can enjoy the mature landscape and 4 seasons. Don't forget the many upgrades this home offers including stunning wide plank hardwood floors, oversized garage with built-in storage, awesome curb appeal and central A/C. A fresh coat of professionally done paint is an added bonus. All of the area schools can be easily accessed by the extensive community pathway system. Evergreen boasts numerous parks and playgrounds all close by. Stunning Fish Creek Provincial Park is only a few minutes' walk away! Your family can enjoy years of exploring the many paved and natural pathways that weave through this stunning natural parkland. Extensive shopping, medical facilities and amenities are just a few minutes' drive from home. Come and enjoy the wonderful lifestyle of living in Evergreen Estates.**

Inclusions:  
Property Listed By:

**NA**  
**RE/MAX Landan Real Estate**

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











