



THE
A-TEAM

**RE/MAX
FIRST**

45 EVERHOLLOW Park, Calgary T2Y 4R3

MLS®#: **A2183189**

Area: **Evergreen**

Listing Date: **12/13/24**

List Price: **\$670,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2004**

Lot Information

Lot Sz Ar: **3,788 sqft**
Lot Shape:

Access:

Lot Feat: **Back Yard**
Park Feat: **Double Garage Attached**

DOM

8
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **None**

Construction: **Concrete, Vinyl Siding, Wood Frame**
Flooring: **Carpet, Ceramic Tile, Hardwood, Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer, Window Coverings**
Int Feat: **Kitchen Island**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	9`2" x 8`2"	2pc Bathroom	Main	5`8" x 4`1"
Living Room	Main	14`0" x 16`1"	Dining Room	Main	8`11" x 10`11"
Kitchen	Main	12`5" x 12`3"	Laundry	Main	10`2" x 8`0"
Bonus Room	Upper	15`0" x 14`5"	Bedroom - Primary	Upper	12`4" x 15`8"
4pc Ensuite bath	Upper	8`10" x 8`1"	Bedroom	Upper	10`10" x 11`10"
4pc Bathroom	Upper	7`7" x 4`11"	Bedroom	Upper	10`3" x 11`6"
3pc Bathroom	Basement	8`6" x 4`5"	Bedroom	Basement	10`6" x 11`11"

Family Room

Basement

13`7" x 16`4"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0311192

Zoning:
R-G

Remarks

Pub Rmks: **Discover the charm of this fully finished Evergreen home, boasting elegant hardwood floors and soaring vaulted ceilings. The kitchen is a chef's delight with a central island, a raised eating bar, and a convenient corner pantry. The open-concept main floor includes a spacious living room, a dining area with direct access to a large back deck, a two-piece bathroom, and an expansive laundry/mud room. A stunning three-sided fireplace adds warmth and style to the main level. Ascend to the upper floor where you'll find three generous bedrooms, a versatile bonus room, and a four-piece bathroom. The master suite is particularly impressive with its large walk-in closet and a luxurious four-piece ensuite featuring a deep soaker tub and a glass-enclosed shower. The lower level continues to impress with a cozy family room centered around a second fireplace, a fourth bedroom, ample storage, and another three-piece bathroom. Outside, the WEST-facing backyard is ideal for entertaining, featuring low-maintenance landscaping, a gas line for your BBQ, a two-tier deck, a dog run, and newly planted trees enhancing your privacy. This home is a perfect blend of comfort and style, ready to make your own.**

Inclusions:
Property Listed By:

NA
Greater Calgary Real Estate

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











