



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**294 EVERGLEN Rise, Calgary T2Y 5E7**

MLS®#: **A2183328**

Area: **Evergreen**

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

List Price: **\$599,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2005**  
Lot Information  
Lot Sz Ar: **3,250 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,411**  
Low Sqft:  
Ttl Sqft: **1,411**

DOM

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

Parking

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

Access:

Lot Feat: **Back Yard,Few Trees,Front Yard,Street Lighting,Rectangular Lot**  
Park Feat: **Double Garage Detached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Microwave Hood Fan,Range,Refrigerator,Washer,Window Coverings**  
Int Feat: **Breakfast Bar,Kitchen Island,Laminate Counters,No Animal Home,No Smoking Home,Open Floorplan,Vinyl Windows,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	5`1" x 7`6"	Living Room	Main	14`8" x 15`7"
Kitchen	Main	12`2" x 8`9"	Dining Room	Main	8`10" x 9`2"
Entrance	Main	7`2" x 3`8"	2pc Bathroom	Main	5`0" x 4`9"
Bedroom	Upper	10`1" x 8`11"	4pc Bathroom	Upper	7`10" x 4`11"
Bedroom	Upper	12`0" x 9`4"	Bedroom - Primary	Upper	15`1" x 11`9"
Walk-In Closet	Upper	5`9" x 4`11"	Game Room	Basement	11`6" x 14`7"
Furnace/Utility Room	Basement	14`5" x 4`9"	Bedroom	Basement	9`0" x 10`5"

**Flex Space**  
**4pc Ensuite bath**

**Basement**  
**Upper**

**4`0" x 7`8"**  
**7`11" x 4`11"**

**3pc Bathroom**

**Basement**

**4`4" x 10`4"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**0512452**

Zoning:  
**R-G**

Remarks

Pub Rmks: **Charming Home in Evergreen - Perfect for Families and Nature Lovers! This charming home greets you with a spacious front porch, ideal for enjoying summer sunsets. With 3+1 bedrooms, 3.5 bathrooms, and over 2,000 sq. ft. of living space, this home offers comfort and functionality. The main floor features large windows that fill the space with natural light, a cozy living room with a gas fireplace, and a kitchen with stainless steel appliances, an island, and ample storage. The bright dining area opens onto a large deck overlooking the backyard, perfect for entertaining. A 2-piece bathroom completes this level. Upstairs, the master bedroom includes a walk-in closet and 4-piece ensuite, accompanied by two additional bedrooms and another 4-piece bathroom. The fully finished basement provides a family room, a fourth bedroom, a 3-piece bath, laundry, and storage. Step outside to a fenced yard and an oversized double garage (21' x 21'). Located in the desirable Evergreen community near Fish Creek Park, this home is close by green spaces, playgrounds, and walking paths. Enjoy proximity to shopping, schools, Costco, and Stoney Trail. Don't miss out—this home has it all!**

Inclusions:  
Property Listed By:

**None**  
**Homecare Realty Ltd.**

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











