



THE
A-TEAM

**RE/MAX
FIRST**

249 EVERWILLOW Green, Calgary T2Y 4V9

MLS®#: **A2186113**

Area: **Evergreen**

Listing Date: **02/18/25**

List Price: **\$679,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **1,989**

Low Sqft:

Ttl Sqft: **1,989**

Lot Information

Lot Sz Ar: **4,165 sqft**

Lot Shape:

DOM

4

Layout

Beds: **3 (3)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

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

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer**
Int Feat: **Kitchen Island,Storage,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	17`9" x 13`6"	Kitchen	Main	11`11" x 9`2"
Dining Room	Main	10`11" x 9`5"	2pc Bathroom	Main	6`2" x 5`2"
Flex Space	Main	14`5" x 9`9"	Laundry	Main	10`3" x 5`11"
Bedroom - Primary	Upper	14`11" x 12`0"	4pc Ensuite bath	Upper	9`2" x 8`6"
Walk-In Closet	Upper	6`6" x 4`10"	Bedroom	Upper	11`8" x 9`0"

**Bedroom
Loft**

**Upper
Upper**

**11`4" x 8`11"
11`8" x 9`7"**

4pc Bathroom

Upper

7`5" x 4`11"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

0410171

Zoning:

R-G

Remarks

Pub Rmks:

****Open House Canceled **. Step into this spacious 2-storey detached home, featuring 3 beds, 2.5 baths, almost 2,000 sq.ft and an attached double garage—perfect for your growing family. Well-maintained one-owner home. Quick possession is available. Upon entry, you'll find a spacious flex room with beautiful hardwood floors that adds versatility as an office, playroom or additional sitting area. The open-concept living, kitchen and dining area creates a warm and inviting atmosphere. The living room features a cozy fireplace, ideal for chilly evenings. The kitchen offers ample cabinet space and flows seamlessly into the dining area, which leads out to a large deck—perfect for entertaining or BBQs. Conveniently located on this level is a laundry room and a 2-pc bathroom. Upstairs, A bright bonus room is ideal for watching favourite shows. The primary suite provides a walk-in closet and a 4-pc ensuite, while two additional bedrooms and a 4-pc bathroom accommodate family or guests. The unfinished basement awaits your creative touch, providing plenty of room for customization. Enjoy a fully fenced backyard—ideal for pets, kids or gardening. Explore nearby Fish Creek, walking paths, shopping, recreation and quick access to Stone trail to go to the mountains or downtown. Located in a family-friendly neighbourhood with easy access to all types of schools within the community. Call to book your private viewings today.**

Inclusions:

None

Property Listed By:

2% Realty

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











