



THE
A-TEAM

**RE/MAX
FIRST**

14333 EVERGREEN Street, Calgary T2Y 3B1

MLS®#: **A2186393**

Area: **Evergreen**

Listing Date: **01/09/25**

List Price: **\$769,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1993**

Finished Floor Area

Abv Sqft: **1,984**
Low Sqft:
Ttl Sqft: **1,984**

Lot Information

Lot Sz Ar: **496 sqft**
Lot Shape:

DOM

23
Layout
Beds: **5 (3 2)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard, Landscaped, Rectangular Lot, See Remarks**
Park Feat: **Additional Parking, Concrete Driveway, Double Garage Attached, Driveway, Garage Faces Front, Off Street**

Utilities and Features

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

Construction: **Brick, Concrete, Stucco**
Flooring: **Carpet, Ceramic Tile, Hardwood, See Remarks**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Range, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings**
Int Feat: **Breakfast Bar, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Soaking Tub, Storage**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	8`0" x 5`4"
Foyer	Main	6`0" x 8`2"
Laundry	Main	7`7" x 7`5"
3pc Bathroom	Second	8`8" x 5`1"
Bedroom	Second	13`1" x 11`4"
Office	Second	12`5" x 11`8"
Walk-In Closet	Second	7`9" x 6`2"

Room	Level	Dimensions
Dining Room	Main	11`1" x 17`7"
Kitchen	Main	8`1" x 13`6"
Living Room	Main	14`1" x 21`1"
5pc Ensuite bath	Second	10`4" x 9`4"
Bedroom	Second	12`3" x 9`1"
Bedroom - Primary	Second	14`0" x 13`10"
3pc Bathroom	Basement	5`8" x 8`3"

Bedroom
Game Room
Furnace/Utility Room

Basement
Basement
Basement

7`10" x 10`9"
26`0" x 17`1"
8`4" x 7`9"

Bedroom
Storage

Basement
Basement

7`10" x 11`0"
4`8" x 7`8"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

9110328

Remarks

Pub Rmks: ***LUXURIOUS** Evergreen Estates home for sale; Welcome to this stunning two-story home in Evergreen Estates where you'll find everything you need at closeded to your doorsteps. Enjoy easy access to shopping, parks and golf courses, with it prime location, stunning interior design and ample space, this property is a rare find spacious floor plan with plenty of room to navigate, large windows that bring in plenty of natural light, brand new Blue gallery interior design kitchen. quartz countertop spaces Island, with high- end stainless steel appliances, easy access to the double-garage makes grocery unloading much easier, full size 2 bedrooms and Master Bed room with attach newly ranewated Bath, and bonus rome early converted to the office Room, and newly upgraded washrooms on the second-floor Golf and Country Club, Fish Creek Provincial Park. Evergreen is easy access to major thoroughfares. This is a fully upgraded perfect space home. this breathtaking luxury home is the perfect destination, Please make your appointment to view this gem now as it will not last long in this market!

Inclusions:
Property Listed By:

Garage opener
URBAN-REALTY.ca

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













