



THE
A-TEAM

**RE/MAX
FIRST**

20 EVERGREEN Heights, Calgary T2Y 3A8

MLS®#: **A2186850** Area: **Evergreen** Listing Date: **01/13/25** List Price: **\$825,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1999**
Lot Information
 Lot Sz Ar: **4,822 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,368**
 Low Sqft:
 Ttl Sqft: **2,368**

DOM

9
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Few Trees,Landscaped**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stucco,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Hardwood,Tile**
 Sewer: Water Source:
 Ext Feat: **Other** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Range,Garage Control(s),Microwave,Range Hood,Refrigerator,Tankless Water Heater,Washer,Window Coverings**
 Int Feat: **Central Vacuum,Double Vanity,Granite Counters,Kitchen Island,Tankless Hot Water**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4`8" x 5`1"	Kitchen	Main	12`10" x 13`6"
Office	Main	9`10" x 10`7"	Family Room	Main	13`10" x 13`7"
Dining Room	Main	12`8" x 8`7"	Dining Room	Main	10`1" x 8`11"
Laundry	Main	7`4" x 9`7"	4pc Bathroom	Second	7`3" x 8`0"
5pc Ensuite bath	Second	11`1" x 11`1"	Bedroom	Second	10`1" x 11`0"
Bedroom	Second	11`1" x 12`5"	Bedroom - Primary	Second	19`2" x 12`1"
Bonus Room	Second	13`8" x 12`0"			

Title: **Fee Simple**
 Zoning: **R-1**
 Legal Desc: **0010129**

Remarks

Pub Rmks: **Welcome to this stunning detached home in Evergreen Estates with over 2,300 sq. ft. of well-designed living space, nestled on a quiet street with a beautifully treed front yard. Inside, the floor plan offers an updated kitchen with modern appliances, sleek granite countertops, and a cozy dining nook. The main level is highlighted by a comfortable office space, convenient laundry area, and a half bathroom. The main dining and living rooms, both featuring large windows, provide a view of the west-facing backyard, filling the home with that Calgary sunshine that we love to see, plus a gas fire place to cozy up beside during those winter evenings. The composite deck is maintenance free and overlooks the gorgeous yard and provides cover for the patio below. The home has been thoughtfully upgraded, including new carpet and hardwood flooring in 2016, as well as a brand-new furnace, dual air conditioning units, and a tankless hot water system for optimal comfort and efficiency. The elegant curved staircase leads to the second floor, where you'll find three bedrooms, including a primary bedroom filled with natural light, a private ensuite with dual vanities, a separate tub, shower and a walk-in closet. The second floor also features a full bathroom and two additional generously sized bedrooms, perfect for children or guests. A bonus room on this level adds flexibility to the layout, offering extra space for a playroom, media room, or study. The WALK-OUT basement is ready for your added touch with enough space to build two bedrooms, a gym, a study, and a rec room. Ask for the preliminary floorplan! With its desirable location, thoughtful upgrades, and impressive features, this home offers the perfect blend of luxury and functionality for modern family living. Close to Fish Creek Park, playgrounds, schools, shopping, transit and more, this home has everything you've been looking for and more. Book your showing today!**

Inclusions: **N/A**
 Property Listed By: **Royal LePage Arteam Realty**

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









