



THE
A-TEAM

**RE/MAX
FIRST**

97 EVERHOLLOW Green, Calgary T2Y 0K2

MLS®#: **A2188120**

Area: **Evergreen**

Listing Date: **01/16/25**

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: **2013**

Lot Information

Lot Sz Ar: **3,896 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,061**
Low Sqft:
Ttl Sqft: **2,061**

DOM

6

Layout

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

Parking

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

Access:

Lot Feat: **Back Yard,Landscaped**
Park Feat: **Double Garage Attached,Insulated**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**
Int Feat: **Breakfast Bar,Granite Counters,Open Floorplan,Pantry,Soaking Tub,Storage**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	8`2" x 7`6"	Living Room	Main	18`4" x 13`3"
Dining Room	Main	11`10" x 9`9"	Kitchen	Main	12`5" x 11`6"
Laundry	Main	3`8" x 5`7"	Mud Room	Main	9`4" x 5`7"
Bonus Room	Upper	19`0" x 11`11"	Game Room	Basement	21`6" x 23`9"
Bedroom - Primary	Upper	14`9" x 14`11"	Walk-In Closet	Upper	3`2" x 8`5"
Bedroom	Upper	11`0" x 11`5"	Bedroom	Upper	10`4" x 12`8"
2pc Bathroom	Main	3`0" x 9`3"	4pc Ensuite bath	Upper	9`11" x 8`10"

4pc Bathroom

Upper

11`8" x 4`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0811084

Zoning:
R-G

Remarks

Pub Rmks: **Beautifully maintained, fully finished home ideally located in the picturesque suburban residential neighborhood of Evergreen in SW quadrant. Within walking distance are schools, playgrounds, transit and the extensive pathway system that winds around this beautiful community and continues onto Fish Creek Park. Great curb appeal with an insulated and drywalled double attached garage and upgraded exterior. Grand cathedral ceilings immediately impress upon entry. The beautiful open floor plan is the perfect sanctuary for any busy family with over 2,730 sq. ft. of finished space and soaring 9' ceilings. Put your feet up and relax in front of the gas fireplace in the spacious living room. Easily entertain in the dining room that leads to the back deck encouraging a seamless indoor/outdoor lifestyle. The chef of the household will love the bright and open kitchen featuring stainless steel appliances, a breakfast bar on the peninsula island, a plethora of rich cabinetry and a pantry for extra storage. Handily a tucked away powder room and a laundry closet complete this level. Gather in the upper level bonus room and enjoy your downtime in this inviting space with extra windows that stream in sunny south sunshine throughout the day. The primary bedroom is a true owner's retreat thanks to the generous size, large walk-in closet and private ensuite boasting granite countertops, a deep soaker tub and a separate shower. 2 additional bedrooms are also on this level along with another full bathroom with granite countertops. A ton more space for media, games, work and play awaits in the massive rec room in the finished basement. Spend the warmer months hosting casual barbeques on the expansive deck while kids and pets safely play in the private fully-fenced backyard. Phenomenally located within walking distance to Fish Creek Park, Evergreen School, Marshall Springs School and numerous shops, restaurants and services including Shoppers, Starbucks, Tim Hortons and Sobeys. When you do need to leave the neighbourhood there is great access to Stoney Trail, McLeod Trail, Tsuut'ina Costco, the Shawnessy/Bridlewood LRT Station, the YMCA and much more! Truly an unbeatable location for this move-in ready home!**

Inclusions: **None**
Property Listed By: **Royal LePage METRO**

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











