9 EVERGREEN Landing, Calgary T2Y3J8

MLS®#:	**A2190158**	Area:	**Evergreen**	Listing Date:	**01/27/25**	List Price: **$999,900**
Status:	**Pending**	County:	**Calgary**	Change:	**None**	Association: **Fort McMurray**

General Information

Prop Type:	**Residential**			DOM	**6**
Sub Type:	**Detached**			Layout	
City/Town:	**Calgary**	Finished Floor Area		Beds:	**5 (3 2)**
Year Built:	**1997**	Abv Sqft:	**3,030**	Baths:	**4.0 (4 0)**
Lot Information		Low Sqft:		Style:	**2 Storey**
Lot Sz Ar:	**5,984 sqft**	Ttl Sqft:	**3,030**		
Lot Shape:				Parking	
				Ttl Park:	**2**
				Garage Sz:	**2**

Access:
Lot Feat: **Back Yard,Cul-De-Sac,Front Yard,Lawn,Greenbelt,Landscaped,Level,Street Lighting,Underground Sprinklers,Rectangular Lot,Treed**
Park Feat: **Aggregate,Double Garage Attached,Front Drive,Insulated**

Utilities and Features

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

Kitchen Appl: **Bar Fridge,Dishwasher,Electric Cooktop,Microwave,Oven-Built-In,Washer/Dryer,Water Softener,Window Coverings**
Int Feat: **Bookcases,Built-in Features,Central Vacuum,French Door,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,No Animal Home,No Smoking Home,Storage,Wet Bar,Wired for Sound**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	**Main**	**17`0" x 12`0"**	**Dining Room**	**Main**	**14`0" x 10`8"**
Family Room	**Main**	**19`0" x 14`0"**	**Kitchen**	**Main**	**18`7" x 13`0"**
Breakfast Nook	**Main**	**9`0" x 8`0"**	**Den**	**Main**	**12`5" x 11`0"**
Library	**Main**	**8`6" x 7`6"**	**Family Room**	**Lower**	**24`6" x 10`0"**
Game Room	**Lower**	**18`3" x 11`10"**	**Kitchenette**	**Lower**	**9`0" x 7`7"**
Bedroom - Primary	**Second**	**19`8" x 16`4"**	**Bedroom**	**Second**	**13`2" x 10`1"**

Bedroom	Second	15`5" x 9`5"	Bedroom	Lower	13`6" x 11`1"
Bedroom	Lower	12`1" x 10`9"	3pc Ensuite bath	Main	
5pc Ensuite bath	Second		5pc Bathroom	Second	
4pc Bathroom	Lower				

Legal/Tax/Financial

Title:		Zoning:	
Fee Simple		**R-G**	
Legal Desc:	**9711812**		

Remarks

Pub Rmks: **Here is an excellent opportunity for a 4,600 sq ft developed home on a cul-de-sac backing south onto park space only steps to Fish Creek Park in Evergreen Estates! This landmark-built home features dramatic 22' two storey ceilings in the foyer, living room, and dining room that will take your breath away when you enter the home! Hardwood floors (installed at 45 degrees), estate casing and baseboard, knock-down stipple, rounded corners, a massive granite island kitchen with quality appliances, and a new stainless steel fridge (8 years of warranty left). Start your day in the sun-drenched breakfast nook, perfect for enjoying the professionally landscaped yard! The main floor has a full 3-piece bath, so the main floor den/office can also be used as an additional bedroom. The open upper hallway looks down to the foyer, living room, and gracious designer staircase. Three large bedrooms up with a king-size primary. The master has two full walk-in closets and features a jacuzzi ensuite bath with a separate shower, tub, double sinks, water closet, heat lamps, and tile floors. Full professional basement development with 9' ceilings, floor level heat vents, huge billiards room large enough for a 6'x12' pool table, custom bar with a sink, dishwasher, and fridge, and a lower hot tub room that can be a 6th bedroom. The spacious family room has RI for both 5.1 surround sound and overhead projector. Custom built-ins and art niches throughout. This beautiful home has it all, including new roof in 2022, serviced mid-efficient furnaces, exposed aggregate driveway, stucco and cement tile exterior, waterproof basement wrap, walk-in linen closet, California shutters and Hunter Douglas silhouette blinds, two fireplaces, dedicated storage rooms, vacuum system with kick plate in the kitchen, irrigation, water softener and more!**

Inclusions: **Basement dishwasher**

Property Listed By: **RE/MAX Realty Professionals**

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