



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**34 EVERWILLOW Boulevard, Calgary T2Y 4G3**

MLS®#: **A2190691**

Area: **Evergreen**

Listing Date: **01/29/25**

List Price: **\$769,800**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2002**

Lot Information

Lot Sz Ar: **4,477 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,055**  
Low Sqft:  
Ttl Sqft: **2,055**

DOM

**1**

Layout

Beds: **4 (3 1)**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Backs on to Park/Green Space,Landscaped,Many Trees,Private,Rectangular Lot**  
Park Feat: **Double Garage Attached**

Utilities and Features

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

Construction: **Brick,Stucco,Wood Frame**  
Flooring: **Carpet,Hardwood,Laminate,Tile**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**  
Int Feat: **Bar,Quartz Counters**  
Utilities:

Room Information

Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>21`1" x 17`3"</b>
<b>Dining Room</b>	<b>Main</b>	<b>47`4" x 33`11"</b>
<b>Kitchen</b>	<b>Main</b>	<b>45`5" x 43`6"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>53`10" x 39`4"</b>
<b>Bedroom</b>	<b>Second</b>	<b>41`10" x 29`3"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>24`4" x 15`10"</b>
<b>Family Room</b>	<b>Lower</b>	<b>84`9" x 70`10"</b>

Room	Level	Dimensions
<b>Breakfast Nook</b>	<b>Main</b>	<b>45`5" x 30`4"</b>
<b>Living Room</b>	<b>Main</b>	<b>59`4" x 49`9"</b>
<b>Laundry</b>	<b>Main</b>	<b>21`1" x 19`5"</b>
<b>4pc Ensuite bath</b>	<b>Second</b>	<b>30`4" x 28`9"</b>
<b>Bedroom</b>	<b>Second</b>	<b>40`5" x 29`6"</b>
<b>Flex Space</b>	<b>Second</b>	<b>63`9" x 38`7"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>41`10" x 32`10"</b>

**3pc Bathroom**

**Lower**

**28`2" x 24`10"**

**Furnace/Utility Room**  
Legal/Tax/Financial

**Lower**

**47`0" x 22`5"**

Title:  
**Fee Simple**  
Legal Desc:

**0110646**

Zoning:  
**R-G**

Remarks

Pub Rmks:

**Have you been searching for a warm and welcoming place to call Home? Look no further....Step inside this meticulously kept property and you'll immediately appreciate the pride of ownership throughout. Upgraded with features that make every season enjoyable...The main floor is a wonderful place to gather, with it's thoughtful floorpan that flows seamlessly with it's real hardwood flooring. A large dining room greets you off of the foyer, while an open concept kitchen overlooks the inviting family room. The kitchen has been renovated and is accented with engineered quartz & stainless steel appliances, including a gas double oven range. Beautiful built ins extend the usefulness of this space and offer a stylish way to display your treasures. Use the built in desk for daily tasks or for kids to do homework while you prepare family meals. Move into the living room and enjoy the gas fireplace, or gaze out into the lovely yard which backs onto a peaceful walking path. The main floor is rounded out with a powder room and laundry area. Head upstairs where the open banisters accentuate the openness of the home. The light filled bonus room doubles as a home office or a family area. 3 well sized bedrooms including a lovely principal bedroom with walk in closet featuring built ins and sparkling ensuite with soaker tub and an abundance of counter space and storage. The fully developed lower level offers yet another place for you to gather and entertain, with it's large rec room and wet bar, an additional 4th bedroom and 3 piece bathroom. Look forward to spring, summer and fall in your fully fenced yard with deck, patio and tall trees. The home has been recently painted throughout and offers many features to increase your comfort year round, including a heated garage, Air Conditioning, Water Softener and Sprinkler system - this truly turn key opportunity awaits you.**

Inclusions:  
Property Listed By:

**Refrigerator in basement**  
**Real Estate Professionals Inc.**

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





















