



THE
A-TEAM

**RE/MAX
FIRST**

31 EVEROAK Green, Calgary T2Y 0J5

MLS® #: **A2195245** Area: **Evergreen** Listing Date: **02/27/25** List Price: **\$819,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2009**
Lot Information
 Lot Sz Ar: **3,756 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,132**
 Low Sqft:
 Ttl Sqft: **2,132**

DOM

-0
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Landscaped,Level,Low Maintenance Landscape,No Neighbours Behind,Rectangular Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

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

Construction: **Cedar,Stone,Vinyl Siding**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Oven,Gas Cooktop,Microwave,Range Hood,Refrigerator,Window Coverings**
 Int Feat: **Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Quartz Counters,Vinyl Windows,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	10`0" x 15`6"
Living Room	Main	15`5" x 16`7"
2pc Bathroom	Main	
Bonus Room	Second	14`0" x 18`0"
5pc Ensuite bath	Second	
Bedroom	Second	11`0" x 9`6"
Family Room	Lower	16`6" x 15`6"

Room	Level	Dimensions
Dining Room	Main	10`5" x 8`0"
Den	Main	10`5" x 11`6"
Mud Room	Main	6`6" x 9`0"
Bedroom - Primary	Second	14`6" x 14`1"
5pc Bathroom	Second	
Bedroom	Second	10`0" x 10`0"
Bedroom	Lower	11`2" x 9`6"

Laundry

Lower

13`6" x 8`0"

4pc Bathroom

Lower

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

Zoning:

R-G

0715103

Remarks

Pub Rmks:

Welcome to 31 Everoak Green Sw. This 2 storey home will blow you away! An absolute gem located on a very quiet street backing west onto a huge green belt! This fully finished and totally renovated in 2020 home just screams pride of ownership! Enjoy close to 3000 sq ft of developed area on three levels with a very open floor plan, 9 ft ceilings, hardwood floors, white tiles & lots of light! You'll love the amazing, gourmet island kitchen with stainless steel appliances including a gas cook top, Quarts counter tops and an abundance of white tall cabinets! There's also a spacious dining area overlooking the back yard & green belt. The main floor is finished off with a large living room with classy stoned future wall and gorgeous gas fireplace and an elegant front office w/fireplace and stoned wall as well. Upstairs there's a HUGE master bedroom, an oasis like 5 Piece ensuite and a walk in closet. There's also two other bedrooms W/another 5 piece bathroom. Large bonus room with vaulted ceiling and stunning extra large window. Downstairs comes with large rec/games room area along with a full bathroom & the perfect size 4th bedroom. Extra spacious laundry room with washer/dryer and everything you need like built in folding table and shelves. Composite deck, A/C, new extra size shed, complete this beautiful property.

Inclusions:

Property Listed By:

Outdoor shed, Bonus room TV with stand and all furniture as well as dining room table with chairs and second TV maybe included but are negotiable. IQ Real Estate Inc.

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











