



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**64 EVERGLEN Rise, Calgary T2Y 4Z4**

MLS® #: **A2206497**

Area: **Evergreen**

Listing Date: **03/28/25**

List Price: **\$730,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2005**

Lot Information

Lot Sz Ar: **5,769 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,808**  
Low Sqft:  
Ttl Sqft: **1,808**

DOM

**25**

Layout

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

Parking

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

Access:

Lot Feat:

Park Feat:

**Back Yard,Backs on to Park/Green Space,Irregular Lot,Landscaped,No Neighbours  
Behind,Private,Underground Sprinklers  
Double Garage Attached,Front Drive,Heated Garage,Insulated**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Fireplace(s),Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **BBQ gas line,Private Yard**

Construction: **Concrete,Shingle Siding,Vinyl Siding,Wood  
Frame**  
Flooring: **Carpet,Tile,Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer,Window Coverings**  
Int Feat: **Breakfast Bar,Central Vacuum,Closet Organizers,Kitchen Island,No Smoking Home,Open Floorplan,Quartz Counters,Vinyl Windows,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room Legal/Tax/Financial	Level	Dimensions
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Title:		Zoning:	
<b>Fee Simple</b>		<b>R-G</b>	
Legal Desc:	<b>0412677</b>		

Remarks

Pub Rmks:

Welcome to this beautiful home in the ever-popular community of Evergreen. This home offers over 2400 Sq ft of LIVING SPACE on a LARGE 5769.5 Sq Ft lot which backs onto extensive green space. Walk into the spacious foyer which then leads into an inviting open concept main level with lots of natural lighting. There is plenty of west facing windows with elegant white shutter blinds on all main floor windows. The Livingroom offers a gas fireplace to enjoy those cooler evenings, the bright Kitchen features ample cabinetry with breakfast bar island, Stainless Steel appliances and a good size pantry. The cozy dining area has large windows and access to the large back deck with pergola and large green space for children and pets to play in. Storage shed provides additional space for garden and yard storage. Main level also offers a half bath. The upper level is very well designed with Master bedroom with full bath and walk-in closet, 2 more good size bedroom, 2nd full bath and the laundry room is an added touch. Large bonus room with attached den provides a growing family with plenty of room to enjoy playing and watching family movies. The fully finished basement offers a large rec room and great size storage room with full shelving. The fully insulated and drywalled heated double garage is complete with lots of built-in work bench and cabinets which provides plenty of storage and efficient working space. The home has a Central Vacuum system, CENTRAL AIR CONDITIONER for added year-round comfort and underground irrigation system. Evergreen is a fantastic established community, minutes to beautiful Fish Creek Park, nearby schools, shopping, transit and more, and easy access to Stoney Trail. Don't miss out - schedule your private viewing.

Inclusions:

Property Listed By:

Greater Calgary Real Estate

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















