



ID# 10732

MLS®# A1033226

**\$524,900**

## Evergreen 22 Evergreen Bay SW Calgary

Single Family  
Bungalow  
Year Built: 1995



3 Bedrooms



4 Bathrooms



1,536 Square Feet

For additional information on this listing please call the Listing REALTOR® at:

**403-831-9212**

## Property Highlights

FANTASTIC WALKOUT Executive Bungalow, in an 18+ adult living community located in the heart of Evergreen Estates! Feel at home as you walk into the main entrance to see the high vaulted ceilings, 3-way fireplace, large dining area, beautiful Brazilian Cherry hardwood floors, lots of natural light, & a great deal of space to move around. The entrance features tile floors, a large front entry closet, & quick access to the 2 piece bathroom. Heading into the home you will find a large east-facing office space with a glass door, a large closet, & a high ceiling! Spacious dining area with room for a large table & chairs, with extra space to put a hutch or serving table. The kitchen is located just off the dining room & offers tile floors, white cabinetry & appliances, granite countertops, eat up bar, & great west-facing windows! Enjoy the very...

A FULL DESCRIPTION OF THIS PROPERTY, CAN BE VIEWED ONLINE AT [RHINOREALTY.COM/?ID=10732](https://rhinorealty.com/?ID=10732)



This Flat Fee Full Service client is fully represented by rhinorealty at all times throughout the sale of this property, including all offers and negotiations. If you have viewed this property with your agent, or one of our REALTORS®, and now wish to submit an offer, please contact (or have your agent contact) the listing REALTOR® directly at 403-831-9212.

All information is believed to be accurate, but is not guaranteed. Property information should be verified by the buyer and/or buyer's agent.



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# PROPERTY DETAILS

\$524,900

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22 Evergreen Bay SW  
Calgary, AB T2Y 3E9

## GENERAL DETAILS

Community: Evergreen  
Property Type: Single Family  
Style: Bungalow, detached  
Year Built: 1995  
# of Finished Levels: 2  
Sq Ft Above Grade: 1536  
Total Dev'pd Sq Ft: 2456  
Front Windows Face: East  
Back Yard Faces: West

## INTERIOR

Bedrooms: 3 total; 1 above grade; 2 below grade  
Bathrooms: one 2-piece; two 3-piece; one 5-piece

Rooms	Level	Size Feet	Size Metres
Living Room	Main Floor	13.2x14.9	4.0x4.5
Dining Room	Main Floor	8.4x12.11	2.6x3.7
Kitchen	Main Floor	9.0x15.5	2.7x4.7
Office	Main Floor	10.5x12.6	3.2x3.8
Rec Room	Basement	12.11x19.2	3.7x5.9
Master Bedroom	Main Floor	12.0x17.5	3.7x5.3
Bedroom	Basement	11.5x15.6	3.5x4.8
Bedroom	Basement	13.3x11.8	4.1x3.6
Laundry Room	Main Floor	5.1x8.2	1.6x2.5
Second Kitchen	Basement	9.8x10.5	3.0x3.2
Second Dining Room	Basement	10.5x8.10	3.2x2.5

Basement: full, walk out, fully finished

Flooring: hardwood, tile, carpet

Fireplace(s): 2

Fireplace Fuel: Natural Gas

Heating: 1 Forced Air Furnace

Heat Fuel: Natural Gas

# of Hot Water Tanks: 1

Included Items: refrigerator, second refrigerator, countertop stove, built in wall oven, hood fan, washer, dryer, dishwasher, garage opener & controls, all window coverings, central vacuum attachments, compactor

Interior Features: air conditioning, 10ft or more ceilings, white appliances, granite counter, no animals, no smoking, vaulted ceilings

## EXTERIOR

Exterior Finish: stucco, brick  
Foundation: Concrete  
Roof: Clay Tile  
Parking Type: double attached, drywalled, insulated  
Total # of Parking Spots: 4  
Location Attributes: fully landscaped, public transportation nearby  
Yard and Exterior Features: deck, patio, landscaped, private yard

## LEGAL, TAXES & FEES

Lot Dimensions	Feet	Metres
Lot Width at Front	43.9	13.39
Lot Width at Rear:	40.6	12.36
Lot Depth (Average):	111.5	34
Lot Area:	4897.6	455

Lot Shape: Rectangular

Real Property Report Status: Up-to-Date with Compliance

Property Taxes: \$3,589.00, Annual

HOA Fee: \$163.00, Monthly

Condo Fee Includes: snow removal, lawn care & maintenance



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