

23 Evergreen Rise SW Calgary, AB T2Y 3H6

Residential
Active

A1195047



DOM: 5
CDOM: 5
LP: \$898,000.00
OP: \$989,000.00
City: Calgary
District: CAL Zone S
Subdivision: Evergreen
Ttl Beds: 4
F/H Bth: 3/1
LP/SF: \$353.68
Suite: No
Lot Size: 6179 SqFt
Lot Depth: 0.00 M 0'
Lot: 60 **Condo:** No
Zoning: R-1
Tax Amt/Yr: \$5,547.70/2021
Title to Lnd: Fee Simple
Loc Imp Amt:
Disclosures: No Disclosure
Front Exp: W
Restrict: Utility Right Of Way

Recent Change: **03/22/2022 : UP : ->Active**

Public Remarks: This is your chance to own in one of the best locations in Evergreen Estates, only steps away from Fish Creek Park. This is a spectacular, professionally-designed custom home with an expansive deck, perfect for entertaining guests on warm summer evenings. This property features a large backyard where the whole family will want to spend time together in a peaceful setting. Make life-long memories in the spacious living room and spend your winter nights in the comfort of the two-sided fireplace. This home was built with 2-storey ceiling height and massive windows that provide beautiful, all-natural light year-round. With a walk-out basement this is the kind of sanctuary anyone would love! Are you ready to start your new life in this gorgeous paradise? Come see it today!" Additional Information: Stainless Steel Appliances, 4 bedrooms with walk-in closets, 3.5 Bathrooms, walk out basement with in-floor heating, gourmet kitchen with plenty of cupboards and counter space, two sided fireplace in the living room, office on the main, main floor laundry, large master bedroom with a 5 piece en-suite. Lots of built-in cabinets throughout the house, amazing deck with covered BBQ.

Directions:

Rooms & Measurements

| | | | | | | | | | | |
|------------------|-----------|-----------|-----------|-----------|-----------|-------------------|-------------------------|-------------|----------|-------------|
| Baths: | 2P | 3P | 4P | 5P | 6P | Bed Abv: 3 | Main: 124 | Mtr2 | 1,339 | SqFt |
| EnSt Bth: | 1 | 1 | 1 | 0 | 0 | Rms Abv: 9 | Blw Grade: 97 | Mtr2 | 1,039 | SqFt |
| | 0 | 0 | 0 | 1 | 0 | | Total AG: 235.88 | Mtr2 | 2,539.05 | SqFt |

Garage Dim: 22`2" x 20`8"

Property Information

Basement: Finished, Walk-Out
Heating: In Floor, Forced Air, Natural Gas
Construction: Stone, Stucco, Wood Frame
Foundation: Poured Concrete
Exterior Feat: None
Roof Type: Asphalt Shingle
Reports: RMS Supplements
Parking: Double Garage Attached, Insulated, Oversized **Total:** 4
Features: Bar, Built-in Features, Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Storage
Comm Feature: Park, Schools Nearby, Playground, Sidewalks, Street Lights, Shopping Nearby
Lot Features: Cul-De-Sac, Fruit Trees/Shrub(s), Rectangular Lot
Goods Include: Dishwasher, Dryer, Garage Control(s), Gas Stove, Refrigerator, Washer, Window Coverings, Central Vacuum/Attachments
Appliances: Dishwasher, Dryer, Garage Control(s), Gas Stove, Refrigerator, Washer, Window Coverings
Other Equip: Central Vacuum/Attachments
Goods Exclude: NA

Lndry Feat: Laundry Room
Cooling: None
Fireplaces: 1/Gas
Flooring: Carpet, Ceramic Tile, Hardwood
Fencing: Fenced
Balcony: Balcony(s), Patio

Rooms Information

| Type | Level | Dimensions | | Type | Level | Dimensions | |
|------------------|--------------|-------------------|---------------|--------------|--------------|-------------------|---------------|
| Kitchen | Main | 15`6" x 14`6" | 4.72M x 4.42M | Dining | Main | 13`8" x 10`0" | 4.17M x 3.05M |
| Living | Main | 23`8" x 17`6" | 7.21M x 5.33M | Office | Main | 12`6" x 11`0" | 3.81M x 3.35M |
| Foyer | Main | 6`4" x 6`2" | 1.93M x 1.88M | Laundry | Main | 8`6" x 7`0" | 2.59M x 2.13M |
| Game | BSMT | 22`0" x 17`4" | 6.71M x 5.28M | Frn/Util | BSMT | 22`0" x 11`0" | 6.71M x 3.35M |
| Other | BSMT | 15`4" x 13`10" | 4.67M x 4.22M | Other | Main | 16`0" x 13`0" | 4.88M x 3.96M |
| Other | BSMT | 16`0" x 13`8" | 4.88M x 4.17M | Primary Bed | Upper | 17`0" x 15`0" | 5.18M x 4.57M |
| Bedrm | Upper | 12`8" x 11`0" | 3.86M x 3.35M | Bedrm | Upper | 12`8" x 11`0" | 3.86M x 3.35M |
| Bedrm | BSMT | 13`4" x 10`0" | 4.06M x 3.05M | 2pc Bathroom | Main | 5`0" x 4`10" | 1.52M x 1.47M |
| 3pc Bathroom | BSMT | 7`4" x 6`0" | 2.23M x 1.83M | 4pc Bathroom | Upper | 8`0" x 5`0" | 2.44M x 1.52M |
| 5pc Ensuite bath | Upper | 12`4" x 11`6" | 3.76M x 3.51M | | | | |

Agent & Office Information

List REALTOR@: [Mike Abou Daher](#) team@mikeaboudaher.com **Phone:** 403-809-9386
List Firm: [REAL BROKER](#) **Phone:** 855-623-6900
Firm Address: #700, 1816 CROWCHILD TRAIL NW, CALGARY, T2M3Y7 **Firm Fax:**
Appt: ShowingTime
Showing Contact: Mike Abou Daher 403-809-9386 **List Date:** 03/17/2022

Comm: 3.5% on first \$100,000.00 and 1.5% on Balance of Sale Price **Expiry Dt:** 05/16/2022
LB Type/Info: SentriLock/Front Door **With Dt:**
Owner Name: Nasr **Ownership:** Private
Occupancy: Owner **Exclusion:** No **SRR:** No
Member Rmks: **Showings - Friday, Saturday and Sunday. Sellers will review offers as they come in.** All Offers or Questions please contact Mike Abou Daher at (403) 809-9386 or team@mikeaboudaher.com "Due to concerns about COVID-19 and as a courtesy to all parties, please do not schedule or attend showings if anyone in your party exhibits cold/flu-like symptoms or has been exposed to the virus and please wear masks"

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).