

## \$550,000 - 1 Evergreen Crescent, Calmar

MLS® #E4458049

**\$550,000**

4 Bedroom, 2.50 Bathroom, 1,863 sqft

Single Family on 0.00 Acres

Calmar, Calmar, AB

Step into modern elegance with this beautiful two-story home designed for both comfort and style. The main floor greets you with a BEDROOM, which can function as an office or quiet retreat, and flows into an open-concept kitchen, dining, and living area thatâ€™s perfect for gatherings. A convenient powder room adds function to this level. UPSTAIRS YOU WILL FIND THREE SPACIOUS BEDROOMS, including a serene primary suite with walk-in closet and spa-inspired ensuite. A BONUS LIVING ROOM offers extra space for family time, while a laundry room keeps daily tasks simple. The basement features a SEPARATE ENTRANCE, ready for future development or investment potential. The HEATED TRIPLE GARAGE stands out with one DRIVE-THROUGH BAY which is ideal for year-round RV PARKING and providing easy backyard access. With thoughtful design and quality finishes throughout, this home is move-in ready and waiting for its new owners. Donâ€™t miss the chance to make it yours and enjoy modern living at its best.

Built in 2025

### Essential Information

MLS® # E4458049

Price \$550,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,863                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 1 Evergreen Crescent |
| Area        | Calmar               |
| Subdivision | Calmar               |
| City        | Calmar               |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T0C 0V0              |

### Amenities

|                |                                                                                                                                                                         |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Ceiling 9 ft., Closet Organizers, Exterior Walls- 2"x6", Hot Water Natural Gas, No Animal Home, No Smoking Home, Vinyl Windows, 9 ft. Basement Ceiling |
| Parking Spaces | 6                                                                                                                                                                       |
| Parking        | Front Drive Access, Heated, Insulated, Over Sized, RV Parking, Triple Garage Attached                                                                                   |

### Interior

|                   |                                                      |
|-------------------|------------------------------------------------------|
| Interior Features | ensuite bathroom                                     |
| Appliances        | Air Conditioning-Central, See Remarks, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                            |
| Fireplace         | Yes                                                  |
| Fireplaces        | Vent Free                                            |
| Stories           | 2                                                    |
| Has Basement      | Yes                                                  |
| Basement          | Full, Unfinished                                     |

### Exterior

|                   |                                                                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                                 |
| Exterior Features | Airport Nearby, Cul-De-Sac, Flat Site, Golf Nearby, No Back Lane, Paved Lane, Playground Nearby, Private Setting, Schools, Shopping Nearby, Ski Hill Nearby |
| Roof              | Asphalt Shingles                                                                                                                                            |
| Construction      | Wood, Vinyl                                                                                                                                                 |
| Foundation        | Concrete Perimeter                                                                                                                                          |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 16th, 2025 |
| Days on Market | 17                   |
| Zoning         | Zone 92              |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 3rd, 2025 at 12:32am MDT