

**3 Evergreen Close SW**  
**Calgary, Alberta**

**MLS # A2162492**



**\$899,900**

<b>Division:</b>	Evergreen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,669 sq.ft.	<b>Age:</b>	1993 (31 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Insulated		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Cul-De-Sac, Fruit Trees/Shrub(s), Front Yard, Lawn, L		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Soaking Tub, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

This immaculately maintained bungalow was a former Showhome built by Homes by Robert. Perfectly situated on a corner lot, this home is sure to impress with stunning & meticulous landscaping. Hand scraped engineered hardwood welcomes you into this open concept home. The kitchen features timeless white cabinets, garburator, silgranit sink and oversized granite island with additional storage space. The formal dining room is spacious and can host large family gatherings. The living room is complimented by a centred gas fireplace. The master bedroom can accommodate king-sized furniture with room to spare! The 5pc ensuite includes a large soaker tub, double sinks, 10mm glass shower, water closet & walk-in closet. A 2pc bathroom & laundry room complete the main floor. The fully finished basement has 9' ceilings and is home to a 3pc bathroom, 2 spacious bedrooms with walk-in closets, family room & large storage room. The sunny west-facing backyard is fully fenced and has a stoned patio, irrigation system, mature trees & gas line for optional BBQ or heater. Multiple upgrades to note are triple-pane windows throughout (including skylights), Hunter Douglas window coverings, central AC, phantom screens at the front & back door, new tankless water heater (July 2024) & new furnace (2018). The double attached garage is insulated. The home is located in a quiet cul-de-sac location with quick access to green spaces & Fish Creek Park. Conveniently situated, close to bus stops and Fish Creek LRT station.