

**72 Evergreen Square SW
Calgary, Alberta**

MLS # A2163485



\$879,900

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,773 sq.ft.	Age:	2004 (20 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: N/A

**** Price Improvement ** Open House Sunday 1pm-4pm**** Welcome to Evergreen Estates! This lovely family home has been very well maintained and features a functional floor plan with over 2700 square feet of comfortable living space and is located on a quiet crescent close to schools, parks, shopping and public transit. The main level features a front living room and dining area, large kitchen with ample counter space, walk in corner pantry, tons of cabinets and eating island that opens to the bright breakfast nook and family room anchored by a cozy fireplace. Tucked away is the 2 piece powder room and main floor full laundry area. Upper floor has a massive bonus room which is perfect for media space or recreation room, 3 bedrooms, full bathroom and a large primary bedroom with a 5 piece ensuite - dual sink vanity, spa soaker tub, separate shower and walk in closet. Fourth bedroom could easily be used as a nursery or home office. Beautiful hardwood on main level, central air conditioning and Hunter Douglas blinds through out. Full basement is unfinished and ready for your personal touch. This home is located on a quiet crescent steps away from Evergreen Circle Playground, and on a short pathway to Evergreen School and Park - public transit is one block over and Fish Creek Provincial Park is a 10 minute walk.