

**122 Evergreen Terrace SW  
Calgary, Alberta**

**MLS # A2164777**



**\$819,900**

<b>Division:</b>	Evergreen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,434 sq.ft.	<b>Age:</b>	1990 (34 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Corner Lot, Low Maintenance Landscape, Gr		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Clay Tile	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bookcases, Built-in Features, Closet Organizers, Double Vanity, French Door, High Ceilings, Natural Woodwork, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** Storage Shed

Discover your dream home in sought-after Evergreen Estates. Perfectly situated steps away from Fish Creek Park—one of North America's largest urban parks. This bright and spacious two-story home has over 3500 sf of developed space. Filled with natural light from expansive and numerous windows throughout every space. Upon entering, you are greeted by the spacious living and dining rooms featuring new vinyl plank floors, vaulted ceilings and large windows, creating a warm and inviting atmosphere. The main floor also includes a family room with a wood burning fireplace, a crafted wood mantle, and built-in media and book shelves. Just down the hall is an office/computer room and a large laundry room/mudroom adjacent to the double attached garage, The heart of the home is the large eat-in kitchen with professionally painted white cabinets, Hanstone quartz countertops, a brand-new undermount sink, new fixtures, and a stylish tiled backsplash. Pot lights illuminate the space, which seamlessly flows out through french doors to the west-facing backyard. Step outside where mature trees provide privacy and shade to the new deck complete with a gas line for a BBQ. Looking across the yard you see the greenbelt and pathway to Fish Creek which is less than 100 feet away. Upstairs there is new carpet throughout. The hall has a skylight and leads to the double door entry of the expansive master bedroom featuring a generous walk-in closet with custom wood built-ins and shelving, a luxurious en-suite bathroom equipped with a three-sided glass shower, double vanity, new tile, and modern fixtures. Two additional large bedrooms, one with a walk-in closet and one with a built-in desk, share a beautifully renovated four-piece bathroom with new tile flooring and contemporary finishes. The brand new basement (permitted) is a true highlight. Featuring a huge

recreation and media room, an additional large bedroom, a rough-in for a future bathroom, and a substantial storage area. Recessed lighting, brand new carpeting, neutral paint tones, enhance the space which is perfect for relaxation and entertainment. The oversized garage offers high ceilings, built-in shelving, 60 and 40 amp service, and a separate entrance to the basement. Not to be missed, this home has A/C (2023), a new electrical panel(2017), a high efficiency furnace(2015), a new hot water tank(2023), all new light fixtures, a water softener, in ground sprinklers, and a central vacuum system. The master bedroom windows and the front living room picture window have been recently replaced. Located just a five-minute drive from the train station and the Ring Road, and in close proximity to numerous schools, shopping centers, and all other essential amenities. Experience the perfect blend of nature and urban living in this exceptional home. Don't miss the opportunity to make this stunning, move-in-ready home yours. Schedule a viewing today!