

**34 Evergreen Common SW  
Calgary, Alberta**

**MLS # A2165168**



**\$979,900**

<b>Division:</b>	Evergreen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,709 sq.ft.	<b>Age:</b>	2003 (21 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Corner Lot, Cul-De-Sac, Low Maintenance Landscape, Landscaped, Level, U		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Bookcases, High Ceilings, No Smoking Home		

**Inclusions:** None

A rare opportunity to own a large one-of-a-kind exquisite bungalow-Where Excellence Meets Timeless Elegance! Built by the renowned custom home builder, California Homes, this property exemplifies superior craftsmanship and architectural elegance. Offering over 3,200 sq ft of thoughtfully designed living space, this property is a harmonious blend of high-end finishes, thoughtful design, and unparalleled quality, offering a lifestyle of elegance and comfort. The main floor boasts 10' ceilings, gleaming hardwood floors, and custom tile work, setting a grand tone for the open layout. The chef's dream kitchen, equipped with stainless steel appliances (including a brand new 36" gas stove), granite countertops, and custom cabinetry, is perfect for both everyday use and entertaining. Adjacent to the kitchen is a cozy family room, complete with a fireplace and custom built-ins, creating a warm and inviting space. The master bedroom is a true retreat, featuring an ensuite with dual sinks, a hot tub, and a spacious walk-in shower. The main level also features a rare but highly sought-after additional bedroom, offering exceptional flexibility for use as a guest room, a main-floor office, or even a cozy retreat. An entertainment-sized dining room is perfect for hosting elegant gatherings. A mud/laundry room complete the level. The fully developed lower level has two extra bedrooms, an office, a full bath, and a large rec room featuring a stunning two-sided fireplace. A wet bar and wine room further elevate the entertainment potential of this incredible space. Maximizing the benefits of the corner lot, the fully insulated garage is discreetly positioned facing to the side, allowing the front of the home a more spacious and elegant appearance. Brand new carpet and brand new gas stove. No sidewalks to shovel, this home is move-in ready. Don't miss your chance to own a

beautifully crafted property&mdash;schedule your private viewing today!