

**3 Evergreen Square SW
Calgary, Alberta**

MLS # A2171673



\$838,000

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,141 sq.ft.	Age:	2004 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Lawn		

Heating: Forced Air

Water: -

Floors: Carpet, Ceramic Tile, Hardwood

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Finished, Full

LLD: -

Exterior: Wood Frame

Zoning: R-G

Foundation: Poured Concrete

Utilities: -

Features: Granite Counters, Kitchen Island, No Smoking Home

Inclusions: Storage Shed. U/G sprinkler system and A/C are said to be working but as-is based on seasonal timing.

Presenting this beautiful, fully developed executive home on a corner lot in a very desirable area of Evergreen! A beautiful stucco and stone facade greet you to the double door main entryway. A gorgeous open foyer showcases (newly refinished) hardwood flowing into the main floor, while loads of natural light flood the open concept living area. Off to one side is a large space perfect for a formal dining area, or easily reconfigured to a spacious flex room or main floor office/den. A generous living area features a focal center fireplace and large windows which overlooks the spacious, fully fenced and flat yard. Outside there is a lovely exposed aggregate pad, perfect for various outdoor furniture layouts to enjoy bbq's, playing and family time. The kitchen boasts granite counters, full tile back splash, a central island with drawer storage, loads of counter/cabinet space and a huge walk through pantry that conveniently leads to the finished garage access and functional laundry room with sink and storage. A discreet 1/2 bath completes this excellent main floor layout. Up the bright stairwell leads to a substantial Primary Suite featuring a beautiful Juliette balcony, two walk in closets, and a spa like en suite with deep soaker tub, stand up shower, and separate dual vanities. Two other large bedrooms are centered by a lovely main 4pc bathroom. The lower level is fully developed with a spacious 4th bedroom, open rec room with r/i for a wet bar area, corner fireplace, open games area and a full 3pc bathroom. There is even a partially finished room perfect for hobbies or projects. An oversized finished double garage completes this beautiful executive home in the very desirable community of Evergreen. Added conveniences like u/g sprinkler and central a/c contribute to making this the perfect home. Ideally close to schools, playgrounds, walking paths, Fish Creek Provincial Park, shopping, and

commuter routes, this is a fantastic home for the discerning family. Flexible possession is available.