



GRASSROOTS
REALTY GROUP

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**599 Evergreen Circle SW
Calgary, Alberta**

MLS # A2218775



\$824,900

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,402 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Oversized		
Lot Size:	0.13 Acre		
Lot Feat:	Corner Lot, Irregular Lot, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vaulted Ceiling(s)		

Inclusions: N/A

Step into this stunning, the most affordable, two-storey CALIFORNIA BUILT home to be offered on market. Featuring a spacious open-concept floor plan, perfect for modern living and entertaining. Just off the entryway, you'll find a versatile formal dining room or home office with luxury vinyl plank (LVP) flooring. The heart of the home is the expansive family room that seamlessly connects to a chef-inspired kitchen, complete with a large quartz island, brand new unused gas stove, stainless steel appliances, ample cabinetry, and a generous walk-in pantry. Main floor boasts hardwood flooring throughout, a spacious laundry room, and a convenient mudroom with built-in lockers. All new LVT flooring continues up the stairs, combining durability and style. Upper level, the luxurious master suite includes a huge bedroom, a spa-like 5-piece ensuite, and walk-in closet. Two additional bedrooms also feature walk-in closets and stunning vaulted ceilings. A cozy loft area offers the perfect nook for a reading corner or small office. Upper bathrooms are updated with quartz countertops, new sinks, and installed toilets (2022), and are equipped with automatic moisture-detection vent fans. The basement is bright and functional with large windows and rough-ins for a wet bar and bathroom—ready for your finishing touch. Enjoy a sunny, south-facing backyard with a concrete patio and low-maintenance stone wall across the back and side—ideal for outdoor gatherings. The oversized double attached garage easily accommodates two vehicles and all your gear. Additional highlights include a new roof (2023) and a short walk to scenic Fish Creek Park.