



**GRASSROOTS**  
REALTY GROUP

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**479 Evergreen Circle SW**  
**Calgary, Alberta**

**MLS # A2223513**



**\$859,000**

<b>Division:</b>	Evergreen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,394 sq.ft.	<b>Age:</b>	2009 (16 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Dog Run Fenced In, Front Yard, Landscaped, Lawn, Level, Rectar		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters, High Ceilings, No Smoking Home, See Remarks, Storage, Walk-In Closet(s)		

**Inclusions:** Freezer in garage, backyard shed, fridge and microwave in basement.

Terrific Value in Evergreen Estates! Welcome to this stunning executive 6-bedroom family home with a fully developed walk-out basement, ideally located in the highly sought-after Evergreen Estates. Offering exceptional space, smart design, and high-end finishes, this property is perfect for families seeking both comfort and functionality. Step inside to a thoughtful layout that begins with a warm and inviting front living room—perfect as a cozy sitting area or a formal dining space. Down the hall, the heart of the home unfolds into an expansive family room with a gas fireplace, seamlessly connected to a bright dining nook and a chef-inspired kitchen. The kitchen is a standout with its eat-up bar, granite countertops, stainless steel appliances, and abundant cabinetry. The main floor also features a built-in workspace—ideal for remote work or homework time—adding to the home's versatility and convenience. Upstairs, bask in the natural light of a sunny south-facing bonus room, accompanied by four generously sized bedrooms. The luxurious primary suite includes a spacious 4-piece ensuite and a massive walk-in closet that cleverly connects to the upper-level laundry room via a cheater door. A second full bathroom completes this upper level. The walk-out basement is a true highlight, offering high ceilings, a large family/rec room with a stylish bar area, and two additional bedrooms. One is oversized with a substantial walk-in closet—perfect for added storage—while the other is bright and currently used as a home office. A modern 3-piece bathroom with a walk-in shower adds the final touch to this well-designed lower level. Enjoy plenty of storage throughout, and step outside to a fully fenced backyard featuring a dog run—ideal for pets and family fun alike. Nestled on a quiet street and within walking distance to schools, transit,

and Fish Creek Park, this is a rare opportunity to own a spacious, move-in-ready home in one of Calgary’s premier neighbourhoods. A wonderful place to call home—don’t miss out!