



GRASSROOTS
REALTY GROUP

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90 Evergreen Common SW
Calgary, Alberta

MLS # A2230209



\$937,900

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,258 sq.ft.	Age:	2004 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Landscaped, Level		

Heating: Forced Air

Floors: Carpet, Hardwood, Slate

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Stone, Stucco, Wood Frame

Foundation: Poured Concrete

Features: Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Pantry, Quartz Counters, Skylight(s), Smart Home, Vinyl Windows, Walk-In Closet(s), Wet Bar

Inclusions: Pantry fridge

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-G

Utilities: -

Click brochure link for more details. The home is located in Evergreen Estates and is of a quality that is rare in today's market. It's a custom built home by California Homes and was built in 2004. There is a total of 2258 square feet above grade and 1018 square feet of finished area in the basement. Only steps to schools, walkways and Fish Creek Park and a short drive to the LRT station. It has many upgrades, built-ins and features, including oversized hallways, central air conditioning, a very spacious finished garage, slate and hardwood flooring, and a custom designed ceiling in formal dining room. The main floor has 9 foot ceilings, a luxury kitchen with an oversized island, extra height cabinets, stainless steel upgraded appliances, a large dining area that can easily seat 8. The walk-in pantry has an additional fridge. There is also a formal dining room. The living room features a stone-faced fireplace and built-in cabinets. There are 4 closets on the main level, a 2 piece bathroom, and a laundry room with a sink and built-in cabinets. The upstairs features a large master bedroom with a double door entrance, walk-in closet and a luxurious ensuite bathroom. The other 2 bedrooms are above average in size and have walk-in closets. The main bathroom is generously sized. The professionally developed basement, also built by California Homes, is of the same high quality standards as the rest of the house and has 9 foot ceilings. There is a large 4th bedroom with a walk-in closet. The basement also has a 3 piece bathroom with an oversized walk-in shower. The family room includes a games area, an office area, a second fireplace and a wet bar. The basement windows provide lots of natural light. The finished garage, with "5” ceilings, is a major feature of this house. One side is 33 feet long and can easily accommodate a large pick-up truck

and a workshop/storage area. The other side is over 20 feet long and can accommodate a full size sedan or SUV. The yard has been professionally landscaped. The backyard has a concrete patio, maintenance free decking and extensive built-in planters. The front yard has an exposed aggregate driveway, walkway and oversized front step. There is also a seating area and a sandstone rock boundary. The house has been well maintained. The numerous renovations that have been done to the house in the past 5 years and are as follows: -The roofing has been redone - A new high efficiency furnace was installed this year -The existing driveway has been replaced -The patio area has been renovated -All carpeting was replaced -Hardwood flooring was added upstairs -Interior of the house has been repainted - Added Quartz counter tops everywhere (Except In the Laundry Rm) -All sinks were replaced (Except in the Laundry Room) -All toilets and faucets were replaced -All kitchen appliances have been replaced -Tile flooring was added to the basement BR and hallway -Most light fixtures