



**GRASSROOTS**  
REALTY GROUP

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**14218 Evergreen View SW**  
**Calgary, Alberta**

**MLS # A2240859**



**\$909,000**

<b>Division:</b>	Evergreen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,731 sq.ft.	<b>Age:</b>	1997 (28 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Aggregate, Garage Door Opener, Garage Faces Side, Heated Garage, Triple		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Few Trees, Front Yard, Landscaped, Lawn, Pie Shape		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Wood	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bookcases, Central Vacuum, Double Vanity, French Door, Granite Counters, Jetted Tub, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Walk-In Closet(s)

**Inclusions:** Gas Firebowl, Natural Gas BBQ, Irrigation System, Vacuum Cannister

Fabulous large bungalow in the heart of this popular community. One level living at it's finest with bright open spaces. As you enter the large foyer area there is a flex room with double glass doors. This room offers a great space for a home office, music room, a formal living room or anything else that suits your lifestyle. The large inviting living room shares the three sided fireplace with the dining area. Beautiful hardwood floors are prevalent on the main floor and flow throughout the dining room and kitchen. The kitchen is a cooks delight and perfect for entertaining with a large granite island and loads of cupboard and counter space, gas range and pantry. Just off the dining area is a screened in porch area allowing you to comfortably enjoy the outdoors. The luxurious primary suite was well thought out with a lovely spacious ensuite bath including a relaxing jetted tub, shower, his and hers separate vanities with sinks as well as a very large walk in closet that conveniently flows through to the laundry room. Downstairs there are two additional bedrooms, a full bathroom, wet bar, recreation room and a media room. TRIPLE attached heated garage with a sink. Air conditioning provides a comfortable environment for those hot summer days. Wonderfully landscaped with extensive patio work and lovely perennial flower beds and fire pit.