



**GRASSROOTS**  
REALTY GROUP

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**14319 Evergreen Street SW**  
**Calgary, Alberta**

**MLS # A2278521**



**\$675,000**

<b>Division:</b>	Evergreen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,513 sq.ft.	<b>Age:</b>	1993 (33 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Level, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Mixed, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage		

**Inclusions:** N/A

Experience the pinnacle of convenience and comfort in this meticulously maintained bungalow, perfectly situated in the highly desirable community of Evergreen. This residence offers a rare lifestyle opportunity, located just steps from the natural beauty of Fish Creek Provincial Park, local schools, and the C-Train station, providing an ideal balance of nature and urban accessibility. Designed for effortless single-level living, the home immediately impresses with a grand living room defined by soaring vaulted ceilings and expansive windows that flood the space with natural light. Rich hardwood flooring flows throughout the main floor, leading you into a tastefully appointed kitchen. With its classic white cabinetry and bright, airy atmosphere, the kitchen serves as a central hub, overlooking the tranquil backyard while catering to both casual morning coffees in the breakfast nook and elegant evenings in the dedicated dining room. The adjacent family room provides a warm and inviting retreat, anchored by a cozy fireplace and custom built-in shelving perfect for your personal library or cherished collectibles. The main floor is further enhanced by a primary suite designed as a true sanctuary. This spacious retreat features a generous walk-in closet and a spa-like four-piece ensuite bathroom, complete with a deep soaking tub and a separate walk-in shower for a private, high-end experience. The partially finished lower level significantly expands the living footprint, offering a versatile family room and two additional comfortable bedrooms supported by a full bathroom. A large undeveloped area remains, providing incredible potential for future customization or extensive storage. Outdoor living is a highlight of the property, featuring a large, covered rear deck that allows you to enjoy the beautifully landscaped yard regardless of the weather. Complete with a double

attached garage and a location that places the best of the Southside at your doorstep, this Evergreen gem represents a sophisticated find in today's market. Exquisite Comfort. Premier Location. Your Evergreen Sanctuary Awaits.