



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

436 Evergreen Circle SW
Calgary, Alberta

MLS # A2279881



\$1,999,900

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,604 sq.ft.	Age:	2009 (17 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Yard Drainage		

Heating: In Floor, Forced Air, Natural Gas

Floors: Carpet, Ceramic Tile, Hardwood

Roof: Asphalt Shingle

Basement: Full

Exterior: Brick, Stucco, Wood Frame

Foundation: Poured Concrete

Features: Bar, Breakfast Bar, Built-in Features, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)

Inclusions: None

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-G

Utilities: -

Welcome to 436 Evergreen Circle SW, an elegant, family-friendly home with thoughtful design and a luxurious feel. From the moment you step inside, the open layout, engineered hardwood throughout, and abundance of natural light make a lasting impression. The main floor features a generous living room anchored by a stone-surround fireplace and custom built-ins, perfect for cozy evenings or entertaining. A wall of windows leads into the bright dining area and out onto a raised balcony, ideal for morning coffee or summer BBQs. At the heart of the home is a beautifully designed kitchen with a large granite-topped island with breakfast bar seating, pendant lighting, dual ovens and fridges, gas range, wine fridge, and ample cabinetry. You'll find a dedicated coffee station and a walk through pantry. A private office, powder room, laundry area, and mudroom off the double garage complete this well-appointed level. Upstairs, the expansive primary bedroom offers a spa-like 5-piece ensuite featuring a soaker tub, dual vanities, walk-in closet, and glass shower. Two additional bedrooms are generously sized and filled with natural light, perfect for kids, guests, or flex space. A bonus family room offers a great spot for movie nights or a relaxed hangout space. The fully developed walkout basement adds even more versatility, featuring a spacious rec room with a full wet bar, a fourth bedroom, and another full bathroom. The basement floors have in-floor heating, ensuring comfort year-round. From here, step directly into your private, east-facing backyard that provides a quiet setting for both relaxation and hosting. This home is equipped with air conditioning for added comfort on hot days, and the Gem Stone lighting enhances the exterior's appeal with a sophisticated, custom touch. The roof was recently replaced in December 2025, and new garage doors were installed in 2023,

offering peace of mind for years to come. Set on a quiet street in the sought-after community of Evergreen Estates, this home offers the perfect balance of peaceful suburban living with quick access to nature and city amenities. You're just a 10-minute walk from the trails and beauty of Fish Creek Park, one of the largest urban parks in North America. The neighborhood is known for its schools, playgrounds, and nearby shopping and dining options, making it a wonderful choice for families of all sizes. This is a rare opportunity to own a home that combines space, style, and an exceptional location. Schedule your private showing today.