



**89 Evergreen Crescent SW
Calgary, Alberta**

MLS # A2293762



\$940,000

Division:	Evergreen		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,743 sq.ft.	Age:	1999 (27 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Lawn, No Back Lane, Rectangula		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings		

Inclusions: Ring door bell included, amplifier for projection TV screen in basement included, and projector, fire table on back deck.

**** OPEN HOUSE - SATURDAY MARCH 28TH 11-3 AND SUNDAY MARCH 29TH 12-4 ** RARE PARK-SIDE WALKOUT & THE ULTIMATE CALGARY LIFESTYLE.** Why settle for a standard lot when you can back directly onto the sprawling pathways of Fish Creek Provincial Park? This expansive 1,743 SQFT custom bungalow offers a level of space and natural light that is increasingly rare at this price point. Step inside to a grand open-concept floor plan featuring 9ft ceilings and a gourmet kitchen equipped with brand-new appliances and granite countertops. The Master Retreat is a true sanctuary with a walk-in closet and a lavish Jacuzzi ensuite. The fully developed walkout basement is an entertainer's dream, featuring cozy in-floor heating and a complete home theater system with a projector and screen included! Recent professional updates include fresh paint throughout, new LED lighting, and smart-home Lutron outlets. With an oversized, heated double garage and a full-length rear deck overlooking the green space, this home offers superior value and square footage compared to recent neighborhood sales. Don't just buy a house; buy the gate to the park! Schedule your private tour today!