



**33 Evergreen Common SW  
Calgary, Alberta**

**MLS # A2296215**



**\$999,000**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Evergreen   |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | Bungalow  |               |                   |
| <b>Size:</b>     | 1,757 sq.ft.  | <b>Age:</b>   | 2004 (22 yrs old) |
| <b>Beds:</b>     | 4   | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Triple Garage Attached  |               |                   |
| <b>Lot Size:</b> | 0.14 Acre   |               |                   |
| <b>Lot Feat:</b> | Back Yard, Corner Lot, Low Maintenance Landscape, Rectangular Lot |               |                   |

|                    |  |                   |     |
|--------------------|--|-------------------|-----|
| <b>Heating:</b>    | High Efficiency, Forced Air, Natural Gas   | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Hardwood, Tile   | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full   | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Stucco, Wood Frame   | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Bookcases, Built-in Features, Chandelier, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Walk-In Closet(s), Wet Bar |                   |     |
| <b>Inclusions:</b> | Shed   |                   |     |

Welcome to this exceptional custom bungalow built by California Homes on a quiet street in the prestigious community of Evergreen Estates. This 1757 square foot home is ideally located close to schools, parks, shopping, and everyday amenities. Situated on a spacious corner lot, this elegant home stands out with its beautiful landscape and curb appeal, creating a lasting first impression from the moment you arrive. Proudly showcasing meticulous attention to detail, this 4 bedroom and 3.5 bath residence features a thoughtfully designed layout with high ceilings, elegant finishes, and expansive living spaces ideal for both everyday living and entertaining. The main floor is warm and inviting, with an abundance of natural light flowing through the open-concept design, highlighting the quality workmanship and timeless design throughout. On the main floor, the well-appointed kitchen, dining, and living areas seamlessly connect under 10' ceilings, offering the perfect setting for gatherings, while the spacious primary master bedroom provides comfort and privacy. Completing this floor is a den and the laundry room. The fully developed lower level expands your living space even further, offering 3 additional bedrooms, a family room and a wet bar for recreation, guests, or a home office setup. Recent mechanical updates include a water filter system, air conditioning (2024), radon mitigation system (2025) and furnace (2022). The roof was also replaced in 2022. The south backyard is a true highlight featuring a professionally designed outdoor space with low-maintenance landscaping and underground sprinklers. An insulated triple spacious garage completes this exceptional home. A true Evergreen Estates gem, beautifully cared for and ready for its next chapter.