



**106 Evergreen Common SW
Calgary, Alberta**

MLS # A2300278



\$975,000

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,400 sq.ft.	Age:	2003 (23 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Lawn, Pie Shaped Lot, Street Lighting		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Granite, Hardwood, Slate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Soaking Tub, Stone Counters, Storage, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Wet Bar

Inclusions: Treadmill, Elliptical, Shed, Gas Lawn Mower, Trimmer, Kitchen bar stools

Extensively updated and meticulously maintained, this Evergreen Estates home offers peace of mind with major upgrades completed throughout the years. Significant improvements include a new roof in 2021 with Owens Corning Class 4 impact-resistant shingles, a high-efficiency three-stage furnace with electronic air purifier installed in 2021, and hot water on demand added in 2023. Additional updates include new front and patio doors in 2022, a new garage door and opener in 2023, and major interior renovations completed in 2024, featuring updated tile flooring, refreshed bathrooms with modern fixtures, custom built-ins, and a fireplace. The professionally developed basement (2023) includes heated bathroom flooring and flexible living space, while the complete backyard landscaping transformation in 2025 created a beautiful outdoor setting on a pie-shaped lot. Hardwood flooring, granite countertops, updated appliances, and thoughtful improvements throughout further enhance this move-in-ready home. Welcome to this beautifully maintained California stucco-inspired home, lovingly cared for by its owners for over 20 years. From the moment you step inside, you'll feel how intentionally this home was designed for a growing and busy family, while still offering spaces to relax at the end of the day. Large windows throughout every level flood the home with natural light, creating warm and inviting spaces. The main floor layout is both functional and refined, featuring a private powder room tucked away for guests, a bright home office, and a mudroom with convenient laundry access directly from the garage. At the heart of the home, the kitchen, dining, and living areas come together beneath tall ceilings, creating a grand yet comfortable setting ideal for everyday living and entertaining. Step outside to the south-backing deck, where indoor

and outdoor living blend seamlessly. The beautifully landscaped backyard offers the perfect setting for hosting fires, kicking a ball around, or simply enjoying open space. A large wood shed provides excellent organization for tools, toys, and seasonal storage. Upstairs, the thoughtfully separated bedroom layout places each room in its own corner of the home, creating privacy for everyone. The owner's suite, positioned on the south side, is filled with natural light and offers a peaceful retreat, complete with a beautifully updated ensuite featuring dual vanities, heated flooring, and a spacious walk-in closet. Located in one of Evergreen's most desirable communities, this home reflects years of pride of ownership and thoughtful investment—and is ready to become part of a new family's next chapter.