



**90 Evergreen Common SW
Calgary, Alberta**

MLS # A2119346



\$979,000

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,247 sq.ft.	Age:	2004 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Triple Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Landscaped, Many Trees, Street Lighting, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Kitchen Island, Natural Woodwork, Open Floorplan, Storage, Walk-In Closet(s)		

Inclusions: N/A

**** Check out 3D Virtual Tour**** Introducing this stunning and unique Custom CALIFORNIA HOME in EVERGREEN ESTATES. This home exudes elegance and sophistication from the moment you arrive. Boasting exceptional curb appeal, and a TRIPLE GARAGE and AIR CONDITIONING, this home incorporates meticulous attention to detail and is a testament to quality craftsmanship. As you step through the gorgeous front door, you'll be greeted by an atmosphere of refined luxury. The elegant FORMAL DINING ROOM showcases a breathtaking ceiling design, setting the stage for memorable gatherings. Throughout the home, you'll find wide hallways, spacious doorways, and lofty ceilings on all three levels, creating an airy and expansive feel. Each of the generously sized bedrooms features its own walk-in closet with custom fittings, ensuring ample storage space and organizational efficiency. The PRIMARY suite is a true retreat, boasting a spa-like ensuite bathroom finished to the highest standard. The kitchen is a chef's dream, offering abundant cupboard and QUARTZ COUNTERTOPS, UPGRADED STAINLESS APPLIANCES, along with a sizable pantry complete with a SECOND FRIDGE. The adjacent breakfast area is bathed in morning light, providing a cheerful ambiance to start your day. In the living room, style meets function with a cozy fireplace and exquisite built-in features, creating a warm and inviting space for relaxation and entertainment. Prepare to be amazed by the incredible basement, enjoy the SECOND FIREPLACE, WALK UP BAR designed for family enjoyment and hosting unforgettable gatherings. Outside, the private backyard is beautifully landscaped, offering a serene retreat from the hustle and bustle of everyday life. The deck provides the perfect setting to unwind with a glass of wine and enjoy the tranquility of your surroundings. Don't

miss the opportunity to make this exceptional residence your own—a place where luxury, comfort, and timeless elegance converge to create the ultimate living experience. Schedule your viewing today and prepare to be captivated by the charm of this magnificent home.