



**133 Evergreen Plaza SW
Calgary, Alberta**

MLS # A2130853



\$859,900

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|------------------|---|---------------|-------------------|
| Division: | Evergreen | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,273 sq.ft. | Age: | 2005 (19 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Additional Parking, Double Garage Attached | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Back Yard, Corner Lot, Cul-De-Sac, Lawn, Rectangular Lot, Treed | | |

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| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Separate/Exterior Entry, Finished, Full | LLD: | - |
| Exterior: | Stone, Vinyl Siding, Wood Frame | Zoning: | R-1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Ceiling Fan(s), Central Vacuum, High Ceilings, Open Floorplan, Pantry, Separate Entrance | | |

Inclusions: N/A

Open House - May 26th, Sunday - 3:00 to 5:00 PM. Stunning two-story family home in desirable community of Evergreen Estates. House is situated in a quiet cul de sac on a CORNER END lot with wonderful front Porch appeal. With over 3035 sqft of livable space including fully developed basement with separate side entrance and very sunny South large back yard that is fully fenced, has mature trees, irrigation, deck, shed, & concrete sidewalk. Bright open plan starts at gracious foyer and a large front office/flex room which can be used as den or front living room. Gourmet kitchen comes with stainless steel appliances, maple cabinetry, corner pantry, large centre island incl breakfast bar, wine cabinet, and under counter lighting. Large Dining room, family room with a tile surround fireplace & has built-in upgraded maple cabinetry, half bath, and laundry room complete the main level. The upper floor comes with tremendous, huge bonus/media room up, with sloped character ceilings, 2 built in desks/computer stations, window seat & surround sound. 3 large bedrooms, 4pc bath. Master retreat can easily accommodate king sized furniture & has a gorgeous 5pc en suite that offers dual sinks, soaker tub, separate shower, & walk in closet. Fully developed basement has a separate entrance that leads to 2 bedrooms, storage room, 4pc bathroom, & second kitchen area which help if buyer decide to rent it separately. Additional upgrades are central air(A/C), vacuflow, irrigation system, built-in speakers throughout, hardwood & ceramic tile floors etc. Plenty of guest parking, Walking distance to school, quick access to SW ring road, bus stops, c-train, all amenities, Costco & Fish Creek Park.