



**535 Evergreen Circle SW  
Calgary, Alberta**

**MLS # A2148741**



**\$939,000**

<b>Division:</b>	Evergreen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,338 sq.ft.	<b>Age:</b>	2007 (17 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Open Floorplan		

**Inclusions:** none

Ladies and gentlemen, welcome to 535 Evergreen Circle SW, where luxury meets family living in one of Calgary's most sought-after neighbourhoods. If you've been searching for the perfect blend of elegance, comfort, and convenience, then look no further. This is the home where your dream lifestyle becomes a reality. The moment you walk through the door, you're greeted by an open-concept masterpiece. The living, dining, and kitchen areas flow seamlessly together, creating an entertainer's paradise. The kitchen? It's a chef's fantasy come true, featuring stainless steel appliances, gleaming granite countertops, and an expansive island that's perfect for everything from morning coffee to evening cocktails. A flex space on the main floor is perfect for an office or study. Imagine cozying up in the living room with a roaring fireplace, surrounded by family and friends. This is where memories are made. Upstairs, you'll find a huge bonus room, three generous bedrooms, including the primary suite, all with hardwood floors!. This sanctuary offers a walk-in closet and an en-suite bathroom that rivals any five-star spa. Picture yourself unwinding in the soaking tub after a long day, with every care in the world melting away. But wait, there's more! The fully finished basement provides a versatile space ready to adapt to your needs. There's a home theater, a bedroom and a full bathroom, as well as a massive open area that can be a play area, home gym...let your imagination run wild. Step outside into your private oasis. The beautifully landscaped backyard with a patio is the perfect setting for summer BBQs, alfresco dining, or simply enjoying the tranquility of your own outdoor space. And the curb appeal? It's off the charts. A meticulously maintained front yard and elegant exterior design make a

statement before you even step inside. Location, location, location. Nestled in the peaceful and family-friendly Evergreen Estates community, this home is surrounded by scenic walking trails, and top-tier schools. Fish Creek Park is literally down the street. With easy access to major roadways, public transportation, shopping centers, and a variety of dining options, everything you need is right at your fingertips. 535 Evergreen Circle SW isn't just a home: it's a lifestyle. It's where luxury meets everyday living, where convenience meets elegance, and where your family can thrive. Don't just dream about it &ndash; live it. Schedule your private showing today, and let this exceptional property welcome you home.