



**383 Everglade Circle SW
Calgary, Alberta**

MLS # A2165238



\$919,000

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,482 sq.ft.	Age:	2005 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.12 Acre		
Lot Feat:	Fruit Trees/Shrub(s), Landscaped, Paved, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Central Vacuum, Granite Counters, Jetted Tub, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s)		
Inclusions:	N/A		

Elegant Calbridge-built Southeast-facing estate home with nearly 3600 sqft across three levels. The inviting porch and curb appeal. Main floor features a grand open concept 18-foot ceiling in the foyer and living room, leading to a formal dining area. The gourmet kitchen boasts granite countertops, maple cabinetry, and stainless steel appliances including a French door fridge and gas stove/oven. Dining nook connects to a large deck overlooking the backyard. Enjoy a landscaped yard with an apple tree, firepit, and large deck with easy access under storage. The great room has a cozy gas fireplace and lots of natural light. The main-floor den with French door offers privacy and convenience to work remotely. New washer and dryer in laundry room with storage. The central staircase with wrought iron spindles leads to the master suite which includes a retreat area, walk-in closet, and large ensuite with double sinks, large shower and jetted tub. Two more bedrooms, a bonus room with sink (usable as another bedroom or study), and a full bath complete the upstairs. The fully developed basement offers a fourth bedroom, bathroom with rain drop shower, a kitchenette/bar, a large storage closet and space for a full size fridge. The property features an oversized double garage which allows for car, bike and recreational storage. Other features: Sprinkler system, security cameras, dual furnaces. Close to schools, public transport, and Fish Creek Park, close to Stoney Trail (downtown in 20 minutes). The central staircase with wrought iron spindles offers 3-storey view. The bright family room centers around a cozy gas fireplace. Upstairs, the master suite includes a retreat area, walk-in closet, and large ensuite. Two more bedrooms, a full bath and a bonus room complete the second floor. The fully developed basement offers a soundproof bedroom, bathroom with shower, open

area and a kitchenette. Outdoors, enjoy a landscaped yard, firepit, and deck with storage. Also features an oversized double garage. Close to schools, public transport, and Fish Creek Park.