



**132 Evergreen Close SW
Calgary, Alberta**

MLS # A2167484



\$859,000

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,561 sq.ft.	Age:	1997 (27 yrs old)
Beds:	5	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Low Maintenance Landscape, Rectangular Lot, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Marble	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry		

Inclusions: n/a

Great home! Nestled on a quiet street and steps to the Fish Creek Provincial Park, this stunning South facing 2-storey custom-built home by LANDMARK is located in the family-friendly community of Evergreen Estate. With 5 bedrooms and 4 baths spread over 3,849 sq. ft. of living space, it's perfect for a growing family. The open-concept main floor features a bright living room with a cathedral ceiling and large windows, a chef's kitchen with upgraded stainless-steel appliances, and a cozy breakfast nook leading to a low-maintenance backyard. The upper level includes a bonus room, a spacious primary bedroom with a 5-piece ensuite, and two additional bedrooms. The fully finished lower level offers a rec room, game room, and a guest bedroom. Recent upgrades include a 2023 electric stove and dishwasher, NEW hot water tank. Close to schools, LRT, and shopping. Quick possession available. Call your realtor today!