



**14319 Evergreen Street SW
Calgary, Alberta**

MLS # A2171571



\$850,000

Division:	Evergreen		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,520 sq.ft.	Age:	1993 (31 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Few Trees, Lawn, Low Maintenance Landscape, Rectangular Lot		

Heating:	Standard, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, Kitchen Island, Pantry, Soaking Tub, Vaulted Ceiling(s)		

Inclusions: appliances, window coverings, lighting fixtures

OPEN HOUSE Saturday - November 23, 2024 - 2:00 pm to 4:00 pm Welcome to this beautifully maintained BUNGALOW in Evergreen, just steps from Fish Creek Provincial Park and close to a playground, schools, and the C-train station for ultimate convenience! This home offers everything you need on one level, starting with a welcoming living room featuring soaring vaulted ceilings that give the space a grand, airy feel. Natural light floods in through the large windows, brightening the rich hardwood floors. At the heart of this bungalow is its kitchen, with sleek white cabinetry that adds a fresh and inviting vibe. Whether you're enjoying a casual breakfast in the cozy nook or hosting a formal dinner in the designated dining area, you'll love how effortlessly this home caters to your lifestyle. The kitchen overlooks the backyard, offering a peaceful view while you prepare your meals. Adjacent to the kitchen is a charming family room, complete with a fireplace and built-in shelves—a perfect spot to cozy up with loved ones or display your favorite keepsakes. The main floor also boasts a spacious primary bedroom featuring a walk-in closet and a 4-piece ensuite with a soaking tub and separate walk-in shower, making it your personal retreat. Downstairs, you'll find a partially finished basement with two additional bedrooms, a full bathroom, another family room, and even more space for future development. The outdoor space is perfect for relaxation, with a large covered deck where you can unwind regardless of the weather. The beautifully landscaped yard offers a serene escape, and the DOUBLE-ATTACHED GARAGE provides plenty of room for vehicles and extra storage. This bungalow offers the ultimate combination of comfort and location, with everything from a playground and school to the C-train station just a short walk

away. Don't miss your chance to call this gem home—book your showing today!