



**109 Everglade Circle SW
Calgary, Alberta**

MLS # A2176952



\$949,900

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,513 sq.ft.	Age:	2004 (20 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Walk-In Closet(s)		

Inclusions: N/A

Open House November 23rd, Saturday 1:00-4:00pm. Discover luxury living at its finest, steps away from the natural beauty of Fish Creek Park! Nestled in the prestigious Evergreen Estates, this exquisite two-storey home boasts 5 bedrooms, 3.5 bathrooms, and an unmatched level of elegance and sophistication. As you enter, be captivated by soaring high ceilings in the great room and living room—an absolute must-see. The main floor is thoughtfully designed with a private office, formal dining room, great room, breakfast nook, mudroom, 2-piece bath, and a cozy living room complete with a corner gas fireplace. The timeless open-concept kitchen is a chef’s dream, featuring granite countertops, ceiling-height maple cabinets, stainless steel appliances, a corner pantry, and a central island. A striking curved staircase with open risers leads to the upper floor, where a bridge-like walkway separates the luxurious master retreat from three spacious additional bedrooms, a 4-piece bath, and a convenient linen closet. The bright and spacious master suite offers a walk-in closet and a spa-like ensuite with a walk-in shower and soaking tub—perfect for relaxing at the end of the day. The fully developed basement includes a fifth bedroom, a 4-piece bathroom, a family room, and ample storage space. Outside, the beautifully landscaped south-facing backyard features a large covered deck and a ground-level flagstone patio, ideal for entertaining or enjoying quiet evenings. Perfectly situated near playgrounds, schools, and just a short drive from shops, restaurants, and amenities, with instant access to Stoney Trail for an easy commute to Costco, shopping plazas, and more. Schedule your viewing today and step into a lifestyle of luxury and convenience—this exceptional home is waiting for you!