



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**50 Evergreen Park SW**  
**Calgary, Alberta**

**MLS # A2209445**



**\$888,000**

<b>Division:</b>	Evergreen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,369 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Garden, Landscaped, Lawn, Level, Street Lighting		

<b>Heating:</b>	Forced Air	<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>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Soaking Tub, Steam Room, Storage, Vinyl Windows		
<b>Inclusions:</b>	TV bracket in Master Bedroom (TV not included), Armoire in Mudroom, Shed,		

A rare opportunity in Evergreen Estates! You'll love living in this quiet, family-friendly neighborhood near schools, playgrounds, and Fish Creek Park. Situated on a serene street with a sunny south-facing backyard, you'll make great use of the multi-level deck with privacy screening—perfect for outdoor living. Inside, this immaculate home has over \$65,000 in recent upgrades! The bright open-concept main floor features a modern kitchen with a new massive island, granite countertops, custom backsplash, updated lighting and newer appliances. The great room includes a cozy fireplace, the main-floor den is ideal as a home office or an intimate dining room and the laundry room is fully updated. Upstairs includes a second-to-none bonus room, two generous bedrooms, and a fully refinished main bathroom. But, the real show-stopper is the luxurious master suite with walk-in closet and fully renovated ensuite including a massive steam shower with multi-jet system, free-standing tub, dual sinks, custom cabinetry, heated floors and high-end finishes. Downstairs, all the expensive work is already done in the partially finished basement including a brand-new full bathroom. Additional features include central A/C, in-ceiling speakers, custom high-end window coverings, updated lighting throughout, a finished garage with built-in storage, fresh landscaping, shed, and a new roof (2022). This amazing home offers space, style, and a true sense of community—it's the lifestyle you've been waiting for!