



GRASSROOTS
REALTY GROUP

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140 EVERGREEN Way SW
Calgary, Alberta

MLS # A2245813



\$869,900

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,240 sq.ft.	Age:	1997 (28 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, On Street		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	5-23-1-W5
Exterior:	Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	Cable Connected, Electricity Connected, Natural Gas
Features:	Breakfast Bar, Central Vacuum, Chandelier, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	Venetian Blinds, Shed, Alarm System, 1 Garage remotes, 2 Universal Garage remotes		

Welcome to this IMMACULATE AIR-CONDITIONED 2-storey home in the HIGHLY-DESIRABLE community of EVERGREEN, offering 3,114.93 SQ FT of beautifully UPDATED living space with 4 BEDROOMS, 3.5 BATHROOMS, and an ATTACHED DOUBLE GARAGE on a 5,166 SQ FT LOT! This property blends COMFORT, FUNCTIONALITY, and MODERN UPGRADES while being tucked into a MATURE, FAMILY-FRIENDLY neighbourhood steps from PARKS, PATHWAYS, and SCHOOLS. You are welcomed by EXCEPTIONAL curb appeal and a CHARMING front entry. Inside, you're greeted with VAULTED CEILINGS, FRESH PAINT, HARDWOOD and LARGE WINDOWS fill the home with NATURAL LIGHT. Off the foyer, a dedicated OFFICE offers the perfect WORK-FROM-HOME space. The OPEN-CONCEPT main floor is anchored by a RE-FACED GAS FIREPLACE in the SPACIOUS living room, perfect for ENTERTAINING or relaxing. The DINING AREA will fit LOVED ONES around the table sharing meals - flowing seamlessly to the backyard through the PATIO DOOR, EXTENDING your living space outdoors. The RENOVATED KITCHEN features Floor-To-Ceiling White CABINETRY, with UNDERMOUNT LIGHTING, QUARTZ Countertops, a LARGE ISLAND with BREAKFAST BAR, TILE BACKSPLASH, and premium KITCHENAID STAINLESS-STEEL APPLIANCES, including an Electric Stove, Refrigerator, Dishwasher and Range Hood. This space connects to a well-designed MUDROOM/LAUNDRY area with BUILT-IN STORAGE for added functionality. Upstairs, the VAULTED BONUS ROOM is bright and versatile - ideal for MOVIE NIGHTS, STUDYING, or FAMILY TIME. Two GENEROUS secondary bedrooms share a RENOVATED 4-PC BATHROOM. The EXPANSIVE PRIMARY RETREAT offers a HUGE

WALK-IN CLOSET and a LUXURIOUS 4-PC ENSUITE with BARN DOORS, DUAL SINKS, a JETTED SOAKER TUB, and a WALK-IN SHOWER. The FULLY FINISHED BASEMENT adds even more living space with a LARGE FAMILY ROOM, an ADDITIONAL BEDROOM, a 4-PC BATHROOM, and plenty of STORAGE. Outside, the SOUTH-FACING BACKYARD is VERY PRIVATE, featuring MATURE TREES that fill out beautifully in the summer months for COMPLETE PRIVACY. A PATIO SPACE WITH PERGOLA complements the FULLY LANDSCAPED YARD, making it ideal for SUMMER BBQS or quiet evenings. Notable upgrades include: ROOF REPLACED IN 2020, ALL POLY-B PLUMBING REMOVED in the past year, KITCHEN & 3 BATHROOMS RENOVATED approximately 4 years ago, and FIREPLACE RE-FACED. This home offers unbeatable access to FISH CREEK PARK, one of the largest urban parks in North America. Just minutes from SHOPPING, TRANSIT (C-Train), RESTAURANTS, and major routes like Stoney Trail and Macleod Trail for effortless commuting. Families will love being close to PLAYGROUNDS, PATHWAYS, and many top-rated schools. This is a MOVE-IN READY HOME with SIGNIFICANT UPDATES in one of SW CALGARY'S MOST SOUGHT-AFTER NEIGHBOURHOODS - book your showing today!