



**273 Everglade Circle SW
Calgary, Alberta**

MLS # A2290246



\$1,169,900

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,512 sq.ft.	Age:	2006 (20 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Bookcases, Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, Recessed Lighting, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound

Inclusions: None

Immerse yourself in refined living in this 3600sqft custom built home, nestled in the desirable SW community of Evergreen. This beautifully maintained six-bedroom home with three full bathrooms and one half bath offers the perfect blend of space, functionality, and timeless design. From the moment you step inside, the exceptional pride of ownership is evident in every detail. The main floor presents an elegant and functional layout featuring a formal living room, dining room, private office, and a convenient half bath. The heart of the home is the spacious kitchen, thoughtfully designed with granite countertops, stainless steel KitchenAid appliance package, and a bright dining nook that overlooks the inviting family room. Large windows flood the space with natural sunlight, while newly finished Brazilian cherry hardwood flooring adds warmth and sophistication throughout. Upstairs, you will find four generously sized bedrooms and two full bathrooms, along with custom built-in cabinetry and a dedicated office desk area that enhances both comfort and practicality. Two stunning balconies overlook the main level, creating an impressive open-to-below feature that elevates the architectural appeal of the home. A striking spiral staircase adds a unique design element, seamlessly connecting the living spaces. The fully developed walk out basement offers an additional family room, large recreational space, two additional bedrooms, a full bathroom, and custom cabinetry, providing flexibility for extended family, guests, or additional living space. Outside, the home continues to impress with paved concrete stairs on both sides, a stamped concrete pad at the back, and a garage finished with durable epoxy flooring. Central vacuum system runs throughout the home, adding everyday convenience to this already well-appointed property. Stucco siding along with the roof replacement

in 2022 allows stress free living for many years. This is a rare opportunity to own a spacious, thoughtfully upgraded home in one of Calgary's most sought-after communities. Minutes to breathtaking Fish Creek Provincial Park, schools, shopping, entertainment and easy access to major roadways.