



**42 Evergreen Terrace SW
Calgary, Alberta**

MLS # A2310530



\$995,000

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,255 sq.ft.	Age:	1990 (36 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Insulated, See Remarks		
Lot Size:	0.22 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Irregular Lot, Landscaped, Lawn, Many T		

Heating:	Fireplace(s), Forced Air, Natural Gas, See Remarks	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Composite Siding	Zoning:	R-G
Foundation:	See Remarks, Preserved Wood	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, See Remarks		

Inclusions: Pool equipment all included. Piano in the living room is available if buyers want as well as the pool table and accessories.

Welcome to the perfect family home in the heart of Evergreen Estates, featuring a stunning outdoor swimming pool and an incredible south-facing backyard oasis. Situated on a private pie-shaped lot surrounded by mature trees, this home feels like a mountain retreat tucked away in the city. With over 3,300 sq. ft. of fully finished living space, this meticulously maintained walkout home has been beautifully updated throughout. The grand entrance opens to elegant living and dining areas featuring wainscoting details and vaulted ceilings. The renovated kitchen (2021) offers granite countertops, a large island, updated appliances, and a bright breakfast nook that flows into the cozy family room with fireplace. A Phantom screen door leads to the covered deck overlooking the pool and backyard retreat. Upstairs you’ll find 3 spacious bedrooms with brand-new carpet. The fully finished walkout basement includes 2 additional bedrooms, a bathroom, a large media room complete with projector and screen, plus a recreation area with pool table & the perfect setup for entertaining and family living. Recent updates include: New roof (2024) Hot water tank (2021) Exterior paint and fencing (2023) Located on a quiet street just blocks from Fish Creek Provincial Park, this nearly 10,000 sq. ft. lot also features a pool house/storage room, fire pit, and stunning landscaping. A walkout home with a south backyard and a pool? This is truly a unicorn. "Life moves pretty fast. If you don't stop and look around once in a while, you might miss it." & Ferris Bueller's Day Off <https://youtu.be/0s3colGFjQE>