



**78 Everglen Way SW**  
**Calgary, Alberta**

**MLS # A2313109**



**\$674,900**

<b>Division:</b>	Evergreen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,618 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Pie Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island		
<b>Inclusions:</b>	Window Covering		

Welcome to this beautifully upgraded family home located in the highly desirable southwest community of Evergreen. From the moment you arrive at 78 Everglen Way SW, the extensive pride of ownership and premium finishes stand out. Designed with both comfort and modern efficiency in mind, the property features high-end triple-pane windows that flood the home with natural light while ensuring maximum energy savings. Total peace of mind comes standard thanks to major mechanical updates completed in 2023, including a central air conditioning system, hot water tank, high efficiency modulating furnace with HEPA filter that precisely adjusts to keep your family perfectly comfortable through every Calgary season. The heart of the home is a chef inspired kitchen that has been thoughtfully enhanced with upgraded cabinets, sleek countertops, and a premium appliance package. The open concept main floor flows seamlessly into the dining and living spaces, creating a perfect environment for hosting friends or relaxing with family, complemented by a convenient half bath. Upstairs, the functional layout offers three spacious bedrooms and two full bathrooms, including a private primary retreat. The second floor also features a massive bonus room, an ideal setup for cozy movie nights, a dedicated kids' play area, or a quiet home office space. The living space extends seamlessly into the fully finished basement, which has been expertly designed to maximize both functionality and comfort. Here, you will find a fantastic game room that feels incredibly bright and inviting, thanks to a huge egress window that lets in an abundance of natural light. This lower level also houses a dedicated laundry area that offers tons of storage space to keep your home organized, complete with heated flooring for ultimate warmth and comfort underfoot. Stepping outside reveals one of

the most impressive features of this property: a massive rear deck overlooking a huge, expansive lot. This outdoor oasis provides an incredible amount of space to host summer barbecues, entertain guests, and still have more than enough room left over to set up a full-sized playground structure for the kids. The location offers an unbeatable lifestyle of convenience and connectivity. Families will love the proximity to excellent nearby schools, including Evergreen School, Dr. Freda Miller School, and Our Lady of the Evergreens, allowing for a stress-free morning routine. Daily errands are a breeze with local shopping plazas, grocery stores, and the extensive amenities of the RioCan Shawnessy Centre just minutes away. Commuters and transit users will highly appreciate the close proximity to the Fish Creek-Lacombe and Shawnessy CTrain stations, making public transit trips downtown effortless. For those who drive, immediate access to Macleod Trail and the Stoney Trail ring road connects you quickly to the rest of the city and the mountains, while the nearby community parks and scenic pathways of Fish Creek Provincial Park offer.