



**117 Evergreen Place SW
Calgary, Alberta**

MLS # A2315407



\$899,800

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,704 sq.ft.	Age:	1997 (29 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Parking Pad		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s)		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Double Vanity, Jetted Tub, Kitchen Island, See Remarks, Separate Entrance, Soaking Tub, Walk-In Closet(s)		

Inclusions: A/C As Is condition

Welcome to 117 Evergreen Place SW — a BEAUTIFULLY UPDATED FAMILY HOME nestled in a QUIET CUL-DE-SAC in the highly sought-after community of EVERGREEN! Offering OVER 2,700 SQ. FT. OF ABOVE-GRADE LIVING SPACE plus an UNFINISHED WALK-OUT BASEMENT, this impressive two-storey home combines SPACE, FUNCTIONALITY, and INCREDIBLE FUTURE POTENTIAL for growing families and savvy buyers alike. Situated on a MASSIVE 7,600+ SQ. FT. PIE-SHAPED LOT and just steps from scenic pathways leading directly to FISH CREEK PROVINCIAL PARK, this property delivers the perfect balance of comfort, privacy, and convenience. From the moment you arrive, you will appreciate the home’s excellent curb appeal with a NEW FRONT DRIVEWAY, mature landscaping, and welcoming entrance. Step inside to discover a spacious front BOOT ROOM with closet storage leading into a GRAND FOYER featuring SOARING VAULTED CEILINGS and a LARGE SKYLIGHT that fills the home with NATURAL LIGHT. The bright and inviting front living room showcases a LARGE SOUTHWEST-FACING WINDOW and seamlessly connects to the FORMAL DINING AREA—perfect for hosting family gatherings and entertaining guests. The thoughtfully designed kitchen offers AMPLE CABINETRY, GENEROUS COUNTER SPACE, a CENTRAL ISLAND, PANTRY STORAGE, and excellent flow into the adjacent family room, creating the ideal everyday living space. The cozy family room features a FIREPLACE and overlooks the backyard, making it the perfect place to relax and unwind. Completing the main floor is a PRIVATE HOME OFFICE/DEN, ideal for remote work, studying, or a quiet reading space, along with a convenient 2-PIECE POWDER ROOM. Upstairs, you will find FOUR SPACIOUS BEDROOMS including

an impressive PRIMARY RETREAT designed for comfort and relaxation. This luxurious space features its own FIREPLACE, SPA-INSPIRED 5-PIECE ENSUITE with a LARGE JETTED TUB, DUAL VANITIES, STAND-UP SHOWER, WALK-IN CLOSET, and BEAUTIFUL BUILT-IN CABINETS. The upper level also offers another FULL 5-PIECE BATHROOM and a conveniently located LAUNDRY ROOM. The WALK-OUT BASEMENT remains UNFINISHED and provides OVER 1,250 SQ. FT. of additional space ready for your creative vision. Whether you are looking to develop a home theatre, fitness area, recreation room, additional bedrooms, or explore a FUTURE RENTAL OR ILLEGAL SUITE OPPORTUNITY (subject to city approvals and permits), the possibilities are endless. This home has been extensively maintained and upgraded with numerous valuable improvements including REPLACED POLY-B PLUMBING, BRAND NEW HOT WATER TANK (NOVEMBER 2025), FRESH PAINT THROUGHOUT, BRAND NEW DECK, NEW CONCRETE PATIO PATH, and a NEW FRONT DRIVEWAY. Enjoy the incredible outdoor space with the OVERSIZED PIE LOT—perfect for entertaining, summer BBQs, gardening, children, and pets. The backyard offers excellent privacy and direct access to nearby green spaces and walking paths. Located close to parks, playgrounds, shopping, transit, and top-rated schools. Book your private showing today!