



**90 Evergreen Common SW
Calgary, Alberta**

MLS # A2322132



\$985,000

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,269 sq.ft.	Age:	2004 (22 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	220 Volt Wiring, Aggregate, Front Drive, Garage Door Opener, Heated Garage		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Landscaped, Private, Treed		

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

Features: Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Pantry, Quartz Counters, Skylight(s), Smart Home, Vinyl Windows, Walk-In Closet(s), Wet Bar

Inclusions: N/A

Exceptional quality defines this CUSTOM CALIFORNIA HOMES masterpiece in the prestigious Evergreen Estates. Steps from Fish Creek Park, schools, and pathways, and a short drive to the LRT, this home offers an unbeatable location and a rare level of craftsmanship. The main floor features 9-foot ceilings, refinished hardwood, oversized hallways, a formal dining room, and a living room with a stone fireplace and built-ins. The luxury kitchen boasts quartz countertops, a massive island, extended-height cabinets, a gas stove, and a pantry with a freezer. Upstairs, a grand primary retreat with a double-door entry offers a custom walk-in closet and 5-piece ensuite, alongside two additional bedrooms—both with walk-in closets. The professionally developed basement has 9-foot ceilings, large windows, a family room with a second fireplace, an office nook, a wet bar, a 4th bedroom, and a 3-piece bath with an oversized shower. A massive feature is the fully-finished, 3-car heated garage with 10' ceilings, built-in shelving, a 220 volt EV-Ready outlet, a 20-foot bay, and a 33-foot tandem side perfect for 3 vehicles or a large truck or workshop. Outside, enjoy a professionally landscaped yard, exposed aggregate driveway, and a maintenance-free backyard with a concrete patio. Extensively updated within the last 5 years with 2nd floor carpeting, roof, furnace, quartz counters, and appliances. Showcasing extensive 2025 refinements: The home features fresh designer paint (main/upper), beautifully refinished main-floor hardwoods, and new second-floor window coverings. Executive upgrades include an updated electrical panel, a new garage heater, new garage doors, a new hood fan, and a new garburator. A truly turnkey, luxurious opportunity!