



**GRASSROOTS**

REALTY GROUP

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**377 Evergreen Circle SW  
Calgary, Alberta**

**MLS # A2322358**



**\$1,438,000**

<b>Division:</b>	Evergreen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,959 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Aggregate, Front Drive, Garage Door Opener, In Garage Electric Vehicle Cha		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Greenbelt, Landscaped, Lawn, N		

<b>Heating:</b>	High Efficiency	<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>	Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Ceiling Fan(s), Central Vacuum, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Storage, Sump Pump(s), Walk-In Closet(s)

**Inclusions:** n/a

Located in the prestigious Evergreen Estates, this exceptional Custom California Built residence offers a rare blend of timeless craftsmanship, thoughtful design, and executive-level comfort, with over 4400sqft of living space and just minutes from Fish Creek Park. Every element of the home has been carefully considered, with custom millwork, solid wood doors, generous room proportions, and beautifully planned living spaces throughout. The open-concept main floor is designed for both refined entertaining and comfortable everyday living, anchored by a chef-inspired kitchen featuring custom cabinetry, granite countertops, a large island with double Silgranit sink, Wolf gas cooktop, double Wolf convection built-in ovens, Wolf microwave, Sub-Zero fridge, and a separate oversized pantry with an additional freezer. The kitchen flows effortlessly into the dining area, where custom built-in cabinetry and garden doors connect the interior to the beautifully landscaped backyard with deck and aggregate concrete patio. The living room offers an elegant yet inviting atmosphere with a beamed ceiling, gas fireplace, and custom millwork shelving, creating a sophisticated central gathering space. A rare main floor primary suite provides a private retreat with a gas fireplace, expansive windows, a spa-inspired ensuite with oversized shower, deep soaker tub, dual vanities, water closet, and a generous walk-in closet with additional built-in cabinetry. Completing the main level is a spacious office with custom built-ins, powder room, large laundry room with excellent storage, and an impressive mudroom with built-in lockers and exceptional organization off the tandem 3-car garage. Upstairs, two spacious bedrooms offer excellent flexibility, including one with a cheater door to the 3-piece bathroom, private balcony, and a hidden bonus room ideal as a children's play space, teen

lounge, or quiet creative retreat. The fully developed lower level continues the home's impressive scale with a theatre room, wet bar, family room, gym, two large bedrooms, an additional laundry room, and abundant storage. Additional features include newer exterior rock work, newer shingles, high-efficiency furnace, central air conditioning, central vacuum, EV charger, and a dedicated garage storage room ideal for skis, golf clubs, and seasonal items. Backing onto walking paths and close to a children's play park, schools, and Fish Creek Park, this is a remarkable Evergreen Estates home offering quality, comfort, and a level of detail that is rarely found.