



**GRASSROOTS**

REALTY GROUP

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**99 Evergreen Square SW  
Calgary, Alberta**

**MLS # A2323526**



**\$898,000**

<b>Division:</b>	Evergreen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,260 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	No Back Lane, Rectangular Lot		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<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>	Stone, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home		

**Inclusions:** N/A

Open house June 27 (Saturday) 1:00-4:00pm. Custom Built by California Homes | Fully Finished Walkout Basement | 4 Bedrooms | 3.5 Bathrooms Custom built by California Homes, this beautifully finished walkout residence offers the perfect combination of space, functionality, and quality craftsmanship. Featuring 4 bedrooms, 3.5 bathrooms, and thoughtfully designed living spaces throughout, this bright and spacious home is ideal for growing families. The main floor showcases SITE-finished oak hardwood flooring and a stunning chef’s kitchen complete with maple cabinetry, stainless steel appliances, a large center island with granite countertop, and an oversized breakfast nook that easily accommodates a full-size dining table. A versatile flex room on the main level is perfect as a home office, formal dining room, or bedroom. The inviting family room features a cozy gas fireplace and custom built-in cabinetry, creating a warm and elegant gathering space. Upstairs, you’ll find three generously sized bedrooms, a convenient upper-floor laundry room, and a spacious primary retreat that easily accommodates a king-sized bed. The primary suite also features a large walk-in closet and a luxurious 5-piece ensuite. The fully finished walkout basement offers in-floor heating, a massive recreation room, and a fourth bedroom, providing excellent additional living space for family members and guests. Additional highlights include custom blinds, a functional mudroom with built-in lockers, a walk-in pantry, an aggregate concrete driveway, and a fully finished garage complete with shelving and epoxy flooring. Step outside to enjoy the beautifully landscaped yard featuring mature trees, paving stone patios, and a cozy firepit area, creating a private and inviting outdoor retreat. Ideally located close to schools, parks, and Fish Creek, this exceptional home offers

outstanding value in a highly sought-after family community.