



GRASSROOTS
REALTY GROUP

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575 Evergreen Circle SW
Calgary, Alberta

MLS # A2332475



\$799,000

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,369 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Landscaped, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Veneer, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Kitchen Island, No Animal Home, No Smoking Home, Vinyl Windows		

Inclusions: None

WELCOME TO EVERGREEN ESTATES! Situated on a rare 5,715 sq. ft. lot with no rear neighbours, this beautifully maintained 2 storey home offers over 2,368 sq. ft. of thoughtfully designed living space in one of Calgary's most sought after family communities. **THE BACKYARD & MAIN LEVEL:** The southwest facing backyard enjoys abundant natural sunlight throughout the day and offers exceptional privacy with no rear neighbours. Inside, you will appreciate the functional layout featuring a main floor flex room, spacious living area and a beautifully renovated kitchen completed in December 2024. Recent upgrades include full height custom kitchen cabinetry extending to the ceiling, new countertops, a large island and new main-level flooring, creating a modern and inviting space for everyday living and entertaining. **UPPER LEVEL LIVING:** Upstairs, you will find a massive bonus room, a generous primary retreat and two additional well-sized bedrooms. The efficient floor plan maximizes every square foot providing excellent flow and usability throughout the home. **MAJOR UPDATES FOR PEACE OF MIND:** • New roof (2022) • Air conditioning (2022) • Interior paint (2024) • Kitchen renovation (2024) • Furnace replacement (2025) **LOCATION & COMMUNITY HIGHLIGHTS:** Located within walking distance to schools, parks and a bus stop, this home is ideally positioned for family living. Families will appreciate being within the designated area for E.P. Scarlett High School and having elementary, junior high and high school options in Evergreen. Enjoy being just minutes from Fish Creek Provincial Park and approximately 6 minutes to the Fish Creek–Lacombe CTrain Station, providing excellent recreation and commuting options. **DAILY CONVENIENCES:** Daily conveniences are close at hand, with shopping, restaurants, recreation facilities,

Costco, and the Shawnessy shopping district all just a short drive away. Quick access to Stoney Trail and being under 10 minutes from Spruce Meadows further enhances the lifestyle and convenience this location offers. A rare opportunity to own a move-in-ready home on a large private lot in Evergreen Estates.