



GRASSROOTS
REALTY GROUP

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92 Everglen Close SW
Calgary, Alberta

MLS # A2337903



\$869,900

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,397 sq.ft.	Age:	2007 (19 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Rectangular Lot		

Heating:	High Efficiency, Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Smoking Home, See Remarks, Tankless Hot Water		

Inclusions: Permanent LED outdoor lights.

Set at the end of a quiet CUL-DE-SAC in Evergreen, this two-storey WALKOUT offers the kind of space families spend years searching for — SIX BEDROOMS, three and a half baths, and roughly 3,400 sq ft of finished living across three well-planned levels. Step onto hardwood that carries you through a light-filled main floor. A working fireplace anchors evenings in the living room, the dining area comfortably seats a crowd, and a walkthrough pantry leads into a kitchen finished with GRANITE COUNTERS and updated stainless steel appliances — cabinetry that's held up beautifully over the years. A den with oversized windows makes an effortless home office, rounded out by a main-floor half bath. Upstairs, the primary suite delivers on quiet-morning routines: a huge walk-in closet and an ensuite built for unwinding, with a soaking tub and separate stand-up shower. Three more bedrooms, a full bath, and a large bonus room give a growing household breathing room. Downstairs, the FULLY FINISHED WALKOUT BASEMENT opens straight to the backyard — a spacious family and entertainment room, two more bedrooms, and a full bath, ideal for teens, guests, or extended family who want their own space. Recent updates take the guesswork out of ownership: NEW ROOF (2024), TANKLESS WATER HEATER (2021), FURNACE (2020), water softener (2020), upgraded toilets, and fresh paint throughout. PERMANENT OUTDOOR LED LIGHTING adds effortless curb appeal and season-ready ambiance, day or night. A fully insulated DOUBLE ATTACHED GARAGE completes the package. SIX BEDROOMS. A WALKOUT BASEMENT. A CUL-DE-SAC ADDRESS. Layouts like this don't come up often in Evergreen.