



GRASSROOTS
REALTY GROUP

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44 Evergreen Lane SW
Calgary, Alberta

MLS # A2339694



\$1,395,000

Division:	Evergreen		
Type:	Residential/House		
Style:	Bungalow with Loft		
Size:	2,500 sq.ft.	Age:	2002 (24 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Pie Shaped Lot		

Heating: In Floor, Forced Air, Natural Gas

Floors: Carpet, Ceramic Tile, Hardwood

Roof: Asphalt

Basement: Full

Exterior: Stone, Stucco, Wood Frame

Foundation: Poured Concrete

Features: Bookcases, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Wet Bar, Wired for Sound

Inclusions: Bar Fridge (Basement), Bar Fridge (loft)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-G

Utilities: -

A rare opportunity to own this stunning, custom-built walkout bungalow in the sought-after Evergreen Estates. Featuring a versatile bonus loft and three inviting outdoor living spaces that provide views of Fish Creek Park, this California built home is thoughtfully designed and loaded with quality upgrades. Ideally situated on a quiet cul-de-sac, this exceptional property offers a perfect blend of style, comfort, and functionality. This house is steps from Fish Creek Park pathways and greenspace; with sightlines overlooking Fish Creek from the main floor, the primary suite, and the loft above. The result is this beautiful 1.5-storey walkout with 2500 sq ft above grade plus over 4400 total sq ft of living space where the setting is part of the architecture. The main level unfolds as a true entertainer's plan as you walk in and notice the vaulted entryway, 10 ft ceilings, cherry hardwood floors and stunning millwork throughout. A fireplace-anchored living room sits at its centre, scaled for real gatherings. The kitchen connects to a full eating bar, a sunlit breakfast nook, and a separate dining room reserved for more formal occasions, while three distinct sitting areas let a large gathering spread out naturally rather than cluster. Off the foyer, an office with built-in desk and bookcases offers a finished space to work from home and leads you to the main floor primary bedroom. The primary suite is a genuine retreat, complete with a two-sided fireplace shared with the living room, a 5-piece ensuite featuring dual sinks and a jacuzzi tub, and a spacious walk-in closet. Finishing out this level are the main floor laundry, a mud room, and a powder room. Venture upstairs to the 355 sq ft loft, a rare bonus for homes in this area. The space provides the opportunity for a guest room or flex area, with a three-piece bath, wet bar, custom built-ins, a private balcony, and beautiful Fish Creek views. Downstairs, enjoy

the spacious walkout basement which is fully developed with in-floor heat throughout, comprising three bedrooms and two baths, including one with a private ensuite, a second wet bar, a dedicated wine room, and a home theatre room. The family room anchors the level and suits everything from a quiet night in to hosting a large gathering. Enjoy Calgary's beautiful summers in the private yard where mature landscaping frames the backyard whether you're enjoying the firepit or lounging, the space provides endless options. Additional notable features include a tandem garage accommodating three vehicles, granite countertops, an aggregate driveway, a new roof (2025), freshly painted interior (2024) and exterior (2025), low maintenance composite fence(2022), new dishwasher (2024), new washer/dryer (2024), and two new steel garage doors (2025). This is a home built around its setting, executed with the finish and proportion to match it with easy access to the park's pathway system; it's truly a one-of-a-kind property set in a beautiful, private setting.