



GRASSROOTS
REALTY GROUP

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377 Evergreen Circle SW
Calgary, Alberta

MLS # A2340635



\$1,350,000

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,959 sq.ft.	Age:	2007 (19 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Aggregate, Front Drive, Garage Door Opener, Tandem, Triple Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Greenbelt, Landscaped, Lawn, No		

Heating:	High Efficiency	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
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 prestigious Evergreen Estates, just minutes from Fish Creek Park, this beautifully crafted Custom California Built residence offers over 4,400 sq. ft. of developed living space, a rare main-floor primary suite, five bedrooms, and a tandem 3-car garage. Designed with both quality and everyday living in mind, the home combines generous room proportions with exceptional craftsmanship, including custom millwork, solid wood doors, extensive built-ins, and thoughtfully planned spaces throughout. The open-concept main floor is welcoming and refined, with a layout that works equally well for entertaining and day-to-day family life. At the center is a beautifully appointed chef's kitchen featuring custom cabinetry, granite countertops, a large island with double Silgranite sink, Wolf gas cooktop, double Wolf convection built-in ovens, Wolf microwave, Sub-Zero refrigerator, and an oversized pantry with an additional freezer. The adjoining dining area features custom built-in cabinetry and garden doors opening to the landscaped backyard, deck, and aggregate concrete patio. The living room offers a comfortable gathering space with a beamed ceiling, gas fireplace, and custom millwork shelving, while the main-floor primary suite is one of the home's standout features. Spacious and private, it includes its own gas fireplace, expansive windows, a generous walk-in closet with built-in cabinetry, and a well-appointed ensuite with an oversized shower, deep soaker tub, dual vanities, and private water closet. Also on the main level is a spacious office with custom built-ins, powder room, large laundry room with excellent storage, and an exceptionally functional mudroom with built-in lockers conveniently located off the tandem 3-car garage. Upstairs, two generous bedrooms provide plenty of flexibility for family or guests. One offers a cheater door to the 3-piece

bathroom, its own private balcony, and a hidden bonus room—a unique space that could easily become a children’s playroom, teen retreat, hobby room, or quiet creative space. The fully developed lower level adds even more room to spread out, with a theatre room, wet bar, family room, home gym, two additional large bedrooms, a second laundry room, and an abundance of storage. Additional features include newer exterior stonework and shingles, a high-efficiency furnace, central air conditioning, central vacuum, and a dedicated garage storage room ideal for skis, golf clubs, bikes, and seasonal gear. Backing onto the community pathway system and close to a children’s play park, schools, and the incredible natural surroundings of Fish Creek Park, this is a distinctive Evergreen Estates home that offers space, quality, and a thoughtful layout in one of southwest Calgary’s most established estate communities.