



GRASSROOTS
REALTY GROUP

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98 Evergreen Common SW
Calgary, Alberta

MLS # A2351115

\$925,000

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,385 sq.ft.	Age:	2004 (22 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Insulated, Oversized		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Rectangular Lot, Treed		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Stone Counters, Walk-In Closet(s)		

Inclusions: Pool table, projector in basement, Fridge in basement, cabinet in half bath, Shelving in garage

Beautifully updated home featuring an extensive renovation with quality finishes and thoughtful details throughout. Offering 4 bedrooms, 3.5 bathrooms and a fully developed basement, this home provides plenty of space for the whole family. The main floor features 9-foot ceilings, 5-inch engineered hardwood flooring and a formal dining room that could easily serve as a home office. The beautifully renovated kitchen is the heart of the home, featuring quartz countertops, two-tone maple cabinetry with dovetail drawers, custom pull-outs, under and over-cabinet lighting, a glass tile backsplash and professional-grade KitchenAid appliances. Highlights include an induction cooktop, double wall ovens, beverage fridge and an impressive oversized built-in refrigerator. The kitchen opens to a bright dining nook overlooking the backyard and a comfortable living room with a floor-to-ceiling stone fireplace. A laundry room and 2-piece bathroom complete the main level. Upstairs, you'll find a spacious bonus room with a feature wall, three bedrooms and a renovated 4-piece bathroom. The primary bedroom comfortably accommodates king-sized furniture and features a walk-in closet with built-in organizers. The beautifully finished 5-piece ensuite includes dual sinks, quartz countertops, a deep soaker tub and glass-enclosed shower. Both upper bathrooms feature updated cabinetry, tile and quality finishes. The fully developed basement provides additional living space with a family room, games area, fourth bedroom and 3-piece bathroom, ideal for guests or a growing family. Additional features include custom window shutters, upgraded lighting and modern iron railings. The oversized double attached garage is insulated and drywalled, while the backyard features a large stamped concrete patio and mature apple trees, creating a great space to relax or

entertain. Major recent updates include a new roof with Class 4 impact-resistant shingles (2021), furnace (2022), eavestroughs and fascia (2022), and central air conditioning (2025). Located in the established community of Evergreen, this home is within walking distance of schools, playgrounds and Fish Creek Provincial Park, with shopping, transit and major roadways conveniently nearby. With its extensive renovations, functional layout and important recent updates, this is a fantastic opportunity to own a move-in-ready home in a great family-friendly community.