



GRASSROOTS
REALTY GROUP

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240 everglade Circle SW
Calgary, Alberta

MLS # A2351224



\$899,900

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,099 sq.ft.	Age:	2004 (22 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: Basement Appliances: Refrigerator, microwave, electric stove, range hood and dishwasher.

Welcome to 240 Everglade Circle SW, an exceptional two-storey home offering just under 3,000 sq. ft. of beautifully appointed living space in the secluded and sought-after Evercreek Bluffs community of Evergreen. Just steps from Fish Creek Park, this location blends convenience and nature, with schools, parks, shopping, easy access to major routes and everyday amenities nearby. Whether you're enjoying quiet time at home or stepping out your door to play or work, this home has it all! Step inside to an open-concept main floor enhanced by rich hardwood and ceramic tile flooring, high ceilings in the entrance living room and formal dining area. The heart of the home features a chef's kitchen complete with granite countertops, a central island, a walk-in pantry, a bright breakfast nook, and a spacious family room with a fireplace. A dedicated main-floor den/office offers the perfect setup for working from home, along with a convenient main-floor laundry room and a 2-piece powder room. Upstairs, retreat to a spacious primary suite with a 5-piece, separate water closet ensuite and walk-in closet, plus two additional bedrooms and a full 4-piece main bath. The fully finished walk-out basement, with desirable southwest exposure, fills the space with natural light and expands your living options. It features a large games/rec room, a 4th bedroom, a full 4-piece bathroom, ample storage, and its own second kitchen equipped with a refrigerator, electric stove, microwave, dishwasher, and range hood—ideal for multi-generational living or hosting guests. Outdoors, step out onto the upper balcony or down to the lower patio to enjoy the sunny, private, fully fenced, and landscaped backyard. Complete with an attached double garage, this home delivers an uncompromised blend of luxury, function, and natural beauty. Reach out today!

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