

## 132 Evergreen Close SW Calgary, Alberta

**MLS # A2334482**



# \$899,000

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Evergreen                          |               |                   |
| <b>Type:</b>     | Residential/House                  |               |                   |
| <b>Style:</b>    | 2 Storey                           |               |                   |
| <b>Size:</b>     | 2,568 sq.ft.                       | <b>Age:</b>   | 1997 (29 yrs old) |
| <b>Beds:</b>     | 5                                  | <b>Baths:</b> | 4                 |
| <b>Garage:</b>   | Double Garage Detached             |               |                   |
| <b>Lot Size:</b> | 0.13 Acre                          |               |                   |
| <b>Lot Feat:</b> | Back Yard, Landscaped, See Remarks |               |                   |

|                    |                                                            |                   |     |
|--------------------|------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas                                    | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Laminate                             | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                            | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full                                                       | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Stucco, Wood Frame                                         | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                            | <b>Utilities:</b> | -   |
| <b>Features:</b>   | High Ceilings, Kitchen Island, Open Floorplan, See Remarks |                   |     |

**Inclusions:** none

OPEN HOUSE 2pm - 4:30pm Saturday the 8th. Nearby the Fish Creek Provincial Park on a quiet street, this stunning custom-built Landmark home offers over 3,800 sq. ft. of developed living space with 5 bedrooms, 4 full bathrooms, and an exceptional family-friendly layout. The bright&nbsp;open-concept&nbsp;main floor features soaring cathedral ceilings, floor-to-ceiling windows, a chef&rsquo;s kitchen with granite countertops, central island, pantry, upgraded stainless steel&nbsp;appliances, vaulted breakfast nook, cozy family room with fireplace, plus a main-floor bedroom, full bath, and laundry. Upstairs offers a spacious bonus room, a luxurious primary suite with a 5-piece ensuite and walk-in closet, two additional bedrooms, and another full bathroom. The fully finished basement includes a large recreation room, games area, fifth bedroom, and full bath. Extensive updates include Poly-B plumbing professionally replaced with City inspection approval, new furnace(2025), refrigerator(2035), washer(2025), main-floor flooring, fresh interior paint, and newly painted fence and deck ; newer stove and dishwasher (2023).Outstanding location just steps to Fish Creek Park, top-rated schools, shopping, LRT, Stoney Trail, and Costco. Etc.