

117 Evergreen Place SW Calgary, Alberta

MLS # A2341404



\$844,000

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,704 sq.ft.	Age:	1997 (29 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Parking Pad		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s)		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Double Vanity, Jetted Tub, Kitchen Island, See Remarks, Separate Entrance, Soaking Tub, Walk-In Closet(s)		

Inclusions: N/A

WELCOME TO 117 EVERGREEN PLACE SW — A BEAUTIFULLY UPDATED FAMILY HOME TUCKED AWAY IN A QUIET CUL-DE-SAC in the highly sought-after community of EVERGREEN! Offering over 2,700 SQ. FT. OF ABOVE-GRADE LIVING SPACE, plus an UNFINISHED WALK-OUT BASEMENT, this impressive two-storey home delivers an exceptional combination of SPACE, FUNCTIONALITY, AND FUTURE POTENTIAL for growing families and savvy buyers alike. Situated on a MASSIVE 7,600+ SQ. FT. PIE-SHAPED LOT, and just steps from scenic pathways leading toward FISH CREEK PROVINCIAL PARK, this property offers the perfect balance of comfort, privacy, and convenience. From the moment you arrive, you'll appreciate the home's excellent curb appeal, enhanced by a NEW FRONT DRIVEWAY, mature landscaping, and a welcoming entrance. Step inside to discover a spacious front BOOT ROOM WITH CLOSET STORAGE leading into a grand foyer featuring SOARING VAULTED CEILINGS and a LARGE SKYLIGHT that fills the space with an abundance of natural light. The bright front living room showcases a large SOUTHWEST-FACING WINDOW and flows seamlessly into the formal dining area—perfect for hosting family gatherings and entertaining guests. The thoughtfully designed kitchen offers AMPLE CABINETRY, GENEROUS COUNTER SPACE, A CENTRAL ISLAND, AND PANTRY STORAGE, with excellent flow into the adjacent family room, creating an ideal space for everyday living. The cozy family room features a FIREPLACE and overlooks the expansive backyard, providing the perfect place to relax and unwind. Completing the main floor is a private HOME OFFICE OR DEN, ideal for working from home, studying, or enjoying a quiet reading space, along with a convenient 2-PIECE POWDER ROOM.

Upstairs, you'll find FOUR SPACIOUS BEDROOMS, including an impressive PRIMARY RETREAT designed for comfort and relaxation. This private retreat features its own FIREPLACE, a SPA-INSPIRED 5-PIECE ENSUITE complete with a LARGE JETTED TUB, DUAL VANITIES, STAND-UP SHOWER, and a WALK-IN CLOSET WITH BEAUTIFUL BUILT-IN CABINETRY. The upper level is further complemented by another full 5-PIECE BATHROOM and the convenience of an UPPER-FLOOR LAUNDRY ROOM. The UNFINISHED WALK-OUT BASEMENT provides over 1,250 SQ. FT. OF ADDITIONAL SPACE ready for your creative vision. Whether you dream of a recreation room, home theatre, fitness area, additional bedrooms, or other personalized living space, the possibilities are endless. The walk-out design also provides excellent flexibility for future development, subject to all required approvals and permits. This home has been extensively maintained and updated with numerous valuable improvements, including REPLACED POLY-B PLUMBING, A BRAND NEW HOT WATER TANK (NOVEMBER 2025), FRESH PAINT THROUGHOUT, A BRAND NEW DECK, NEW CONCRETE PATIO PATH, AND A NEW FRONT DRIVEWAY—providing added peace of mind for the next owners. DON'T MISS YOUR OPPORTUNITY—BOOK YOUR PRIVATE SHOWING TODAY!