



## 3 Evergreen Square Calgary Alberta

\$838,000

Presenting this beautiful, fully developed executive home on a corner lot in a very desirable area of Evergreen! A beautiful stucco and stone facade greet you to the double door main entryway. A gorgeous open foyer showcases (newly refinished) hardwood flowing into the main floor, while loads of natural light flood the open concept living area. Off to one side is a large space perfect for a formal dining area, or easily reconfigured to a spacious flex room or main floor office/den. A generous living area features a focal center fireplace and large windows which overlooks the spacious, fully fenced and flat yard. Outside there is a lovely exposed aggregate pad, perfect for various outdoor furniture layouts to enjoy bbq's, playing and family time. The kitchen boasts granite counters, full tile back splash, a central island with drawer storage, loads of counter/cabinet space and a huge walk through pantry that conveniently leads to the finished garage access and functional laundry room with sink and storage. A discreet 1/2 bath completes this excellent main floor layout. Up the bright stairwell leads to a substantial Primary Suite featuring a beautiful Juliette balcony, two walk in closets, and a spa like en suite with deep soaker tub, stand up shower, and separate dual vanities. Two other large bedrooms are centered by a lovely main 4pc bathroom. The lower level is fully developed with a spacious 4th bedroom, open rec room with r/i for a wet bar area, corner fireplace, open games area and a full 3pc bathroom. There is even a partially finished room perfect for hobbies or projects. An oversized finished double garage completes this beautiful executive home in the very desirable community of Evergreen. Added conveniences like u/g sprinkler and central a/c contribute to making this the perfect home. Ideally close to schools, playgrounds, walking paths, Fish Creek Provi...

Recreational, Games room 24.00 Ft x 13.50 Ft

Storage 12.50 Ft x 9.50 Ft

Bedroom 11.50 Ft x 9.00 Ft

3pc Bathroom 8.00 Ft x 5.00 Ft

Kitchen 13.00 Ft x 12.50 Ft

Dining room 13.00 Ft x 10.00 Ft

Breakfast 13.00 Ft x 10.50 Ft

2pc Bathroom 4.50 Ft x 4.50 Ft

Primary Bedroom 15.50 Ft x 15.00 Ft

Bedroom 12.00 Ft x 11.00 Ft

Bedroom 12.00 Ft x 10.00 Ft

4pc Bathroom 8.00 Ft x 5.00 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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Sotheby's International Realty  
Canada

<http://www.stevenhill.ca/>



See

**Mirror**

100, 707-10 AVE. SW , Calgary, AB,  
T2R 0B3

Phone: 403-969-0267  
arobinson@cirrealty.ca

Living room 14.50 Ft x 14.50 Ft

5pc Bathroom 11.00 Ft x 10.50 Ft

Laundry room 9.50 Ft x 7.50 Ft