



116 Evergreen Way Calgary Alberta

\$875,000

Offered for the first time by the original owner, this well-cared-for two-storey home offers over 2,150 ft² of functional space in a prime location, just steps from Fish Creek Park. A large, welcoming foyer sets the tone as you enter. Oak hardwood flows throughout the main level, which includes a front office with French doors and a spacious living room with vaulted ceilings, two skylights, and a wood-burning fireplace. The bright white kitchen features a breakfast nook, vaulted ceilings, a walk-in pantry, granite counters, gas stove, hot water dispenser, and garburator. Upstairs, you'll find 3 bedrooms, including a generous primary suite with a custom walk-in closet by California Closets, and a renovated 4-piece ensuite complete with heated floors, an oversized walk-in shower, and a skylight that fills the space with natural light. The basement is made for good times--complete with a wet bar (yes, the floor is heated!), a wine cellar, two fun rec zones, and a cozy family room that's just waiting for playoff nights and popcorn. A renovated 4-piece bathroom with a steam shower and a guest room with a built-in dresser complete the lower level. The south-facing backyard is an outdoor highlight. Enjoy the expansive deck with a hot tub, an outdoor kitchen with granite counter, natural gas BBQ, bar fridge, and a stamped concrete patio with a built-in fire pit. Raised garden beds, drip irrigation, established perennials, and mature trees offer privacy and low-maintenance beauty. There's also a covered side patio for added outdoor living. Additional features include C/A, C/Vac, a heated garage with a wash tub, rear heated water tap, water softener, newer water heater (2021), and shingles replaced around 2020. This is a well-built, feature-packed home filled with thoughtful built-ins, set in a prime location and ready for its next chapter. Be sure to click on the virtual to...

Primary Bedroom 11.50 Ft x 18.25 Ft

5pc Bathroom 11.25 Ft x 7.08 Ft

Bedroom 10.00 Ft x 12.25 Ft

Bedroom 9.83 Ft x 12.42 Ft

4pc Bathroom 4.92 Ft x 7.08 Ft

Other 8.58 Ft x 9.17 Ft

Furnace 12.00 Ft x 10.25 Ft

Den 11.00 Ft x 10.50 Ft

Foyer 8.67 Ft x 12.00 Ft

Office 11.42 Ft x 11.00 Ft

Dining room 11.08 Ft x 14.33 Ft

Living room 16.17 Ft x 19.25 Ft

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RE/MAX

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(CENTRAL)**

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Family room 15.75 Ft x 12.08 Ft

Recreational, Games room 15.08 Ft x 13.92 Ft

Den 11.75 Ft x 8.17 Ft

3pc Bathroom 9.42 Ft x 6.75 Ft

Kitchen 16.42 Ft x 10.75 Ft

Breakfast 6.42 Ft x 8.67 Ft

2pc Bathroom 4.92 Ft x 7.25 Ft