



## 437 Evergreen Circle Calgary Alberta

\$1,350,000

This IMMACULATE Evergreen Estates property offers over 4,400 square feet of luxurious living space, ideal for modern families and entertainers alike. Built in 2011 by California Homes, this stunning property has been meticulously maintained and boasts high-end finishes, custom built-in cabinetry, and thoughtful and classic design throughout. The chef's kitchen is a standout feature, equipped with a Wolf range and Wolf wall oven, Sub-Zero paneled fridge with two fridge drawers, an Asko paneled dishwasher, and bar fridge. The massive kitchen island serves as a focal point for meal preparation and socializing, while the walk-through pantry offers plenty of storage, a coffee bar, a full upright freezer and a convenient granite bar sink. Throughout the main floor you have site finished walnut hardwood flooring, Hunter Douglas blinds, security system, in-room audio, and under-cabinet lighting, which creates a warm and inviting atmosphere. The open-concept design features 9' ceilings on all three levels and 8' passage doors, contributing to the home's airy, expansive feel. The living room has a beautiful gas fireplace with built-ins on either side. The main level office is set up with two custom work stations. The mudroom and pantry built-ins provide both functionality and style and the powder room is perfectly located at the end of a private hallway. The upper level of this estate home features 4 bedrooms, including a private master suite with large his-and-her closets, a spa-like ensuite, and a two-sided gas fireplace that separates the master bedroom from the ensuite. The master suite also includes a private water closet. Bedrooms 2 and 3 are separated by a jack & jill bath and both bedrooms have walk-in closets and separate play and/or study areas. The private and sizeable 4th bedroom has a dedicated full bath at the end of the hall and the large upper laundry also h...

Family room 6.81 M x 6.05 M

Recreational, Games room 4.78 M x 3.71 M

Exercise room 3.84 M x 3.02 M

Furnace 3.20 M x 2.29 M

Bedroom 4.67 M x 3.58 M

3pc Bathroom Measurements not available

Office 4.22 M x 3.63 M

Storage 3.02 M x 1.98 M

2pc Bathroom Measurements not available

Other 2.59 M x 2.16 M

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Laundry room 3.02 M x 2.11 M

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

Listing Presented By:



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Kitchen6.81 M x 3.33 M

Dining room4.85 M x 3.63 M

Pantry3.20 M x 2.21 M

Living room4.85 M x 4.75 M

Primary Bedroom4.85 M x 4.24 M

Bedroom4.32 M x 3.61 M

Bedroom4.32 M x 3.61 M