



## 117 Evergreen Way Calgary Alberta

\$899,900

**\*\* Open House Oct 6/24 12-2pm \*\*** Welcome to Evergreen Estates, where luxury living meets tranquility.

Nestled in this prestigious neighbourhood, a gem awaits you: A meticulously maintained house that exudes elegance and comfort at every turn. As you step through the front door, you're immediately greeted by the grand foyer with soaring ceilings and a bright open layout. The spacious chef's kitchen features granite counter tops, sleek built in oven & gas cook top with an abundance of storage. It opens to a bright breakfast nook and a cozy living room, complete with gas fireplace & custom built-ins. A formal dining room for special occasions, a powder room and a dedicated laundry room round off the first floor. The upper level boasts large primary bedroom with massive WIC, spa like 5 pcs ensuite & a NG fireplace. Good size 2nd & 3rd bedrooms, perfect for the kids with a 4 pcs bathroom nestled right between them. Finishing off the upper level is an outstanding bonus room with vaulted ceilings & oversized windows. A fully developed walk out basement offers tons of additional living area with a 4th bedroom, gym area w/ rubber floors with full-length mirrors, bathroom, massive lower-level family room perfect for watching movies & hanging out with friends and family. This property has multiple outdoor living spaces where you can enjoy the mature landscape and 4 seasons. Don't forget the many upgrades this home offers including stunning wide plank hardwood floors, oversized garage with built-in storage, awesome curb appeal and central A/C. A fresh coat of professionally done paint is an added bonus. All of the area schools can be easily accessed by the extensive community pathway system. Evergreen boasts numerous parks and playgrounds all close by. Stunning Fish Creek Provincial Park is only a few minutes' walk away! Your family can enjoy years of exploring the many pav...

Family room 18.75 Ft x 11.75 Ft

Recreational, Games room 14.50 Ft x 10.92 Ft

Den 15.67 Ft x 14.08 Ft

Bedroom 12.33 Ft x 7.08 Ft

2pc Bathroom 6.42 Ft x 5.75 Ft

Kitchen 12.92 Ft x 11.42 Ft

Living room 10.92 Ft x 9.58 Ft

2pc Bathroom 4.75 Ft x 4.92 Ft

Primary Bedroom 15.33 Ft x 15.17 Ft

5pc Bathroom 12.33 Ft x 8.92 Ft

Bedroom 13.83 Ft x 11.25 Ft

Bedroom 11.08 Ft x 10.17 Ft

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

Listing Presented By:



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Breakfast 11.08 Ft x 10.92 Ft  
Great room 15.67 Ft x 15.33 Ft  
Dining room 11.58 Ft x 8.92 Ft

4pc Bathroom 7.75 Ft x 4.92 Ft  
Bonus Room 14.92 Ft x 14.58 Ft  
Laundry room 9.92 Ft x 6.67 Ft