



# 122 Evergreen Terrace Calgary Alberta

\$829,000

OPEN HOUSE SUN OCT 6 from 11-2pm. Discover your dream home in sought-after Evergreen Estates. Perfectly situated steps away from Fish Creek Park--one of North America's largest urban parks. This bright and spacious two story home has over 3500 sf of developed space. Filled with natural light from expansive and numerous windows throughout every space. Upon entering, you are greeted by the spacious living and dining rooms featuring new vinyl plank floors, vaulted ceilings and large windows, creating a warm and inviting atmosphere. The main floor also includes a family room with a wood burning fireplace, a crafted wood mantle, and built-in media and book shelves. Just down the hall is an office/computer room and a large laundry room/mudroom adjacent to the double attached garage, The heart of the home is the large eat-in kitchen with professionally painted white cabinets, Hanstone quartz countertops, a brand-new undermount sink, new fixtures, and a stylish tiled backsplash. Pot lights illuminate the space, which seamlessly flows out through french doors to the west-facing backyard. Step outside where mature trees provide privacy and shade to the new deck complete with a gas line for a BBQ. Looking across the yard you see the greenbelt and pathway to Fish Creek which is less than 100 feet away. Upstairs there is new carpet throughout. The hall has a skylight and leads to the double door entry of the expansive master bedroom featuring a generous walk-in closet with custom wood built-ins and shelving, a luxurious en-suite bathroom equipped with a three-sided glass shower, double vanity, new tile, and modern fixtures. Two additional large bedrooms, one with a walk-in closet and one with a built-in desk, share a beautifully renovated four-piece bathroom with new tile flooring and contemporary finishes. The brand new basement (permitted) is a true highlight. Featuring a hug...

- Storage 12.33 Ft x 8.42 Ft
- Recreational, Games room 11.67 Ft x 14.00 Ft
- Bedroom 12.17 Ft x 9.92 Ft
- Living room 12.42 Ft x 17.67 Ft
- Dining room 11.25 Ft x 13.08 Ft
- Dining room 12.58 Ft x 10.08 Ft
- 2pc Bathroom 4.75 Ft x 5.42 Ft
- Laundry room 9.67 Ft x 8.92 Ft
- Primary Bedroom 17.00 Ft x 13.17 Ft
- Other 8.83 Ft x 8.00 Ft
- 5pc Bathroom 9.00 Ft x 12.00 Ft
- 4pc Bathroom 9.00 Ft x 7.75 Ft

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

Listing Presented By:



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**Other** 11.08 Ft x 13.08 Ft

**Family room** 12.92 Ft x 14.00 Ft

**Office** 10.58 Ft x 9.00 Ft

**Bedroom** 11.17 Ft x 14.33 Ft

**Other** 6.50 Ft x 4.25 Ft

**Bedroom** 10.92 Ft x 12.33 Ft