



# 120 Evergreen Circle Calgary Alberta

\$950,000

WALKOUT / STUCCO SIDING / SKYLIGHTS / UPGRADED LAYOUT WITH ADDITIONAL SQUARE FOOTAGE / ORIGINAL ONE OWNER HOME / 4 BED / 4 BATH / IMMACULATE CONDITION / AIR CONDITIONED / 3D TOUR / Here is the perfect family home you have been searching for! Welcome to 120 Evergreen Circle SW. With impressive curb appeal, and all of the needed ongoing maintenance and improvements this home is truly move in ready! Upon entry there is a comfortable front porch to enjoy your morning coffee and greet your little ones at the end of the day (Evergreen School is just a block away). The main floor boasts beautiful hardwood floors and a large formal dining area perfect for connecting at the end of a busy day! The open concept Kitchen / Living area is a focal point for entertaining with a handy breakfast bar and nook for those busy mornings. The kitchen boasts loads of cabinetry, SS Appliances and stone countertops! Moving Upstairs the Bonus Room is beautifully lit with multiple skylights and a bank of south facing windows. The Master Suite is a private retreat with a huge walk-in closet and 5 Piece bath complete with large soaker tub and dual vanities. There are 2 more bedrooms and a 4 piece bath that complete the upstairs level. Heading downstairs the walkout basement has a bank of windows making this space perfect for family time with space for a pool table, home theater and gym. There is a 4th Bedroom and 4th bath that is perfect for the young adult in the family or a private location for guests. Head out the walk out to an uncluttered backyard, sheltered from the neighbors by Swedish Aspen trees and patio area for relaxing. Recent major renovations include New Roof, Garage Door and Air conditioner installed in 2021! Located near some of Calgary's best pathways and quick access to Fish Creek park, complemented by Elementary and Middle Schools that are within walking distance and a short d...

Other 8.08 Ft x 9.92 Ft

Recreational, Games room 12.17 Ft x 31.75 Ft

Bedroom 8.92 Ft x 13.08 Ft

Other 8.58 Ft x 3.33 Ft

4pc Bathroom 8.42 Ft x 11.92 Ft

Living room 19.58 Ft x 16.00 Ft

Dining room 11.00 Ft x 12.42 Ft

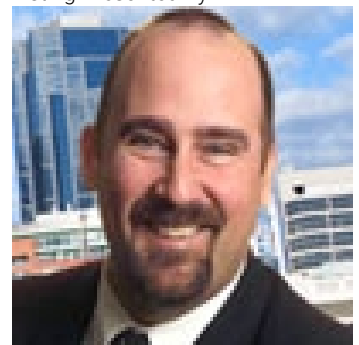
Other 4.50 Ft x 12.92 Ft

Bonus Room 17.00 Ft x 15.58 Ft

Other 8.67 Ft x 9.50 Ft

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

Listing Presented By:



Originally Listed by:  
2% Realty

<http://www.yournexthomeyyc.com/>

**RE/MAX Realty Professionals**

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Furnace 16.00 Ft x 9.58 Ft  
2pc Bathroom 5.08 Ft x 5.25 Ft  
Other 5.50 Ft x 11.67 Ft  
Kitchen 13.42 Ft x 13.42 Ft  
Dining room 9.92 Ft x 8.00 Ft

Primary Bedroom 16.08 Ft x 12.25 Ft  
5pc Bathroom 10.00 Ft x 14.08 Ft  
4pc Bathroom 8.00 Ft x 4.92 Ft  
Bedroom 13.00 Ft x 12.42 Ft