



## 72 Evergreen Square Calgary Alberta

\$879,900

**\*\* Price Improvement \*\* Open House Sunday 1pm-4pm\*\*** Welcome to Evergreen Estates! This lovely family home has been very well maintained and features a functional floor plan with over 2700 square feet of comfortable living space and is located on a quiet crescent close to schools, parks, shopping and public transit. The main level features a front living room and dining area, large kitchen with ample counter space, walk in corner pantry, tons of cabinets and eating island that opens to the bright breakfast nook and family room anchored by a cozy fireplace. Tucked away is the 2 piece powder room and main floor full laundry area. Upper floor has a massive bonus room which is perfect for media space or recreation room, 3 bedrooms, full bathroom and a large primary bedroom with a 5 piece ensuite - dual sink vanity, spa soaker tub, separate shower and walk in closet. Fourth bedroom could easily be used as a nursery or home office. Beautiful hardwood on main level, central air conditioning and Hunter Douglas blinds through out. Full basement is unfinished and ready for your personal touch. This home is located on a quiet crescent steps away from Evergreen Circle Playground, and on a short pathway to Evergreen School and Park - public transit is one block over and Fish Creek Provincial Park is a 10 minute walk. (id:6769)

Primary Bedroom 17.00 Ft x 18.00 Ft  
Bedroom 11.50 Ft x 11.83 Ft  
Bedroom 12.00 Ft x 9.33 Ft  
Bedroom 12.67 Ft x 9.17 Ft  
Bonus Room 21.75 Ft x 18.92 Ft  
5pc Bathroom 14.08 Ft x 12.00 Ft  
4pc Bathroom 9.92 Ft x 5.00 Ft

Kitchen 14.92 Ft x 12.58 Ft  
Family room 15.50 Ft x 22.42 Ft  
Dining room 10.67 Ft x 14.08 Ft  
Living room 11.42 Ft x 9.00 Ft  
Breakfast 6.08 Ft x 12.08 Ft  
2pc Bathroom 5.00 Ft x 7.00 Ft  
Laundry room 6.58 Ft x 13.17 Ft

Listing Presented By:



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**RE/MAX Realty Professionals**

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