

\$899,900 - 46 Evergreen Manor Sw, Calgary

MLS® #A2112668

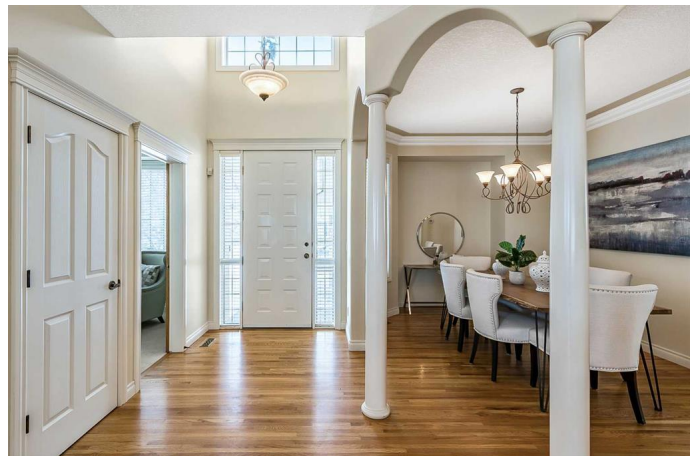
\$899,900

4 Bedroom, 3.00 Bathroom, 1,577 sqft

Residential on 0.13 Acres

Evergreen, Calgary, Alberta

Elegance meets functionality in a beautifully crafted California-built home that's on the market and ready to welcome you. This pristine property, with an expansive 1576 square foot layout, offers a harmonious blend of style and practicality, making it an ideal sanctuary for any discerning buyer. As you step through the front door, you're immediately embraced by the warmth of this meticulously maintained home. The high ceilings and exquisite hardwood flooring set the stage for a journey through a space designed with attention to detail and an eye for comfort. The custom arched doorways add a touch of architectural elegance, guiding you into the heart of the home. The kitchen is a chef's dream, boasting modern stainless-steel appliances, lustrous granite countertops, and a versatile corner pantry. Centered around a large island, it's a space where culinary creativity can flourish. Adjacent to the kitchen, the spacious great room, awash with natural light and featuring a two-way gas fireplace, promises cozy evenings and relaxed weekends. Entertaining is a delight in the formal dining area, while the French doors reveal a comfortable den outfitted with built-in cabinetry - perfect for work or quiet contemplation. The main floor has been freshly painted, also hosts a convenient laundry room and guest bathroom. The primary bedroom is your private retreat, complete with a spa-like ensuite and walk-in closet. Two additional generously sized bedrooms in the basement



ensure comfort and privacy for all. The lower level extends your living space with a family room that includes another gas fireplace and built-in wet bar - ideal for hosting gatherings or enjoying quiet nights in. This home comes complete with two parking spaces, ensuring convenience from the moment you arrive. Located in the serene Evergreen Manor SW area, it promises not just a house but a place to call home. Don't miss your chance to own this slice of paradise!

Built in 1999

Essential Information

MLS® #	A2112668
Price	\$899,900
Sold Price	\$900,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,577
Acres	0.13
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	46 Evergreen Manor Sw
Subdivision	Evergreen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 3R3

Amenities

Parking Spaces	4
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Parking	Double Garage Attached
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Interior

Interior Features	Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Storage, Vinyl Windows
Appliances	Built-In Oven, Dishwasher, Garage Control(s), Garburator, Gas Cooktop, Humidifier, Microwave, Range Hood, Refrigerator, Washer/Dryer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Brick Facing, Double Sided, Family Room, Gas, Kitchen, Living Room, Mantle
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Courtyard, Private Yard, Storage
Lot Description	Back Yard, Lawn, Landscaped, Level, Underground Sprinklers, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 6th, 2024
Date Sold	March 8th, 2024
Days on Market	2
Zoning	R-1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Landan Real Estate
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