

\$1,175,000 - 44 Everglade Circle Sw, Calgary

MLS® #A2141072

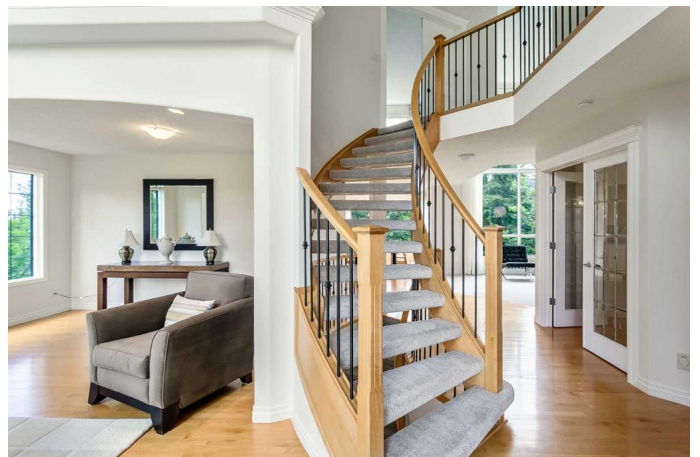
\$1,175,000

4 Bedroom, 4.00 Bathroom, 2,407 sqft

Residential on 0.19 Acres

Evergreen, Calgary, Alberta

Step into this meticulously cared-for home, cherished by its original owner and nestled in the serene community of Evergreen. Situated adjacent to Fish Creek Park and enveloped by mature trees in the massive pie-shaped backyard, this residence exudes a sense of seclusion and tranquillity. As you enter, bask in the flood of natural light pouring through the expansive floor-to-ceiling windows, accentuating the stunning vaulted ceilings and elegant hardwood flooring that grace the interior. With two generously sized living areas on the main level, entertaining loved ones is effortless and inviting. Currently utilized as a dining room, a private room awaits behind glass French doors, offering versatile space ideal for a home office or additional entertainment area. The well-appointed kitchen overlooks the scenic views of Fish Creek Park, boasting ample cabinet and counter space to delight any culinary enthusiast. Step out onto the balcony for breathtaking views and seamless outdoor access. Completing the main floor is a convenient two-piece bathroom and direct entry to the attached double-car garage, enhancing the practicality of this home. Ascend the staircase to discover a functional upper-level housing the master suite, featuring a spacious walk-in closet and a luxurious five-piece ensuite with a rejuvenating soaker tub, dual sinks, a stand-up glass shower, and a private toilet. Two additional sizable bedrooms, serviced by a three-piece



bathroom, round out the second floor. Descend to the walk-out basement to find a spacious family area bathed in natural light, accompanied by an extra bedroom and a full four-piece bathroom for added convenience. Step outside to the private backyard oasis, complete with a charming patio and a soothing hot tub—perfect for relaxation and unwinding amidst the beauty of nature. This exceptional property presents a rare opportunity to experience upscale living while being embraced by the serene ambiance of Fish Creek Park. Don't let this chance slip away—seize the opportunity to make this remarkable home your own retreat.

Built in 2003

Essential Information

MLS® #	A2141072
Price	\$1,175,000
Sold Price	\$1,230,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,407
Acres	0.19
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Sold

Community Information

Address	44 Everglade Circle Sw
Subdivision	Evergreen
City	Calgary
County	Calgary
Province	Alberta

Postal Code T2Y 4M7

Amenities

Parking Double Garage Attached, Insulated

Interior

Interior Features Central Vacuum, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Soaking Tub, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)

Appliances Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Window Coverings

Heating Forced Air

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full, Walk-Out

Exterior

Exterior Features Fire Pit, Misting System

Lot Description Back Yard, Many Trees, Underground Sprinklers, Pie Shaped Lot

Roof Asphalt Shingle

Construction Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed June 13th, 2024

Date Sold June 14th, 2024

Days on Market 1

Zoning R-1

HOA Fees 0.00

Listing Details

Listing Office eXp Realty

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