

\$1,145,000 - 159 Evergreen Circle Sw, Calgary

MLS® #A2162336

\$1,145,000

4 Bedroom, 4.00 Bathroom, 2,455 sqft

Residential on 0.12 Acres

Evergreen, Calgary, Alberta

This immaculate, fully finished, walkout bungalow with an upper-level lofted area is backing onto a green belt leading to Fish Creek Park. This home is packed with features such as 18 ft vaulted ceilings, sky lights, refinished hardwood floors, an open floor plan with huge windows offering stunning views, peaceful privacy, a heated garage, two air conditioners, two furnaces, a dream kitchen with beautiful Viking stainless appliances, a wine fridge, lots of natural light, a large island with granite countertops, a double sided fireplace (facing the living room and the primary suite), and a huge balcony. The main floor primary suite has a spa-like ensuite featuring double sinks, a large walk-in shower, and a spacious soaker tub. Be sure to appreciate the walk-in closet with nice built-ins. The upper level offers a bonus room that overlooks the main floor great room, a four-piece bathroom and a humongous bedroom. The lower, walkout level welcomes you with an entertainment/recreation room, a roughed-in wet bar area, two decent size bedrooms, a home theater room that could also be considered a fifth bedroom, and a full bathroom with in-floor heating. This home could easily accommodate a lower-level suite for family or as a rental (recommend City of Calgary Approval) and being a walkout, it would be a wonderful place to call home. There are four bedrooms plus an office and a theatre room. If you need five bedrooms, come by, and check it out, it will work. Outside, the



property is equipped with an irrigation system covering the front yard grass and the garden, a minimum maintenance stone patio beautifully landscaped and a setup for a hot tub at the back yard. The property is the second home from a large greenspace with a playground and lots of room to run and play. This uniquely designed home is in the very desirable community of Evergreen Estates, an excellent location within walking distance of schools and public transportation, and it is also just a short walk from the renowned Fish Creek Park. Book a private viewing of this stunning home at your convenience. If a buyer wants to purchase some furniture along with the house, we are open to negotiation.

Built in 2006

Essential Information

MLS® #	A2162336
Price	\$1,145,000
Sold Price	\$1,145,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,455
Acres	0.12
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	159 Evergreen Circle Sw
Subdivision	Evergreen
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T2Y 0B9

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached, Heated Garage, Insulated

Interior

Interior Features	High Ceilings, Skylight(s), Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Microwave, Refrigerator, Washer, Window Coverings, Humidifier
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mantle, Double Sided, Great Room, Master Bedroom, See Remarks
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony
Lot Description	Landscaped, Level, Rectangular Lot, Views
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 3rd, 2024
Date Sold	September 24th, 2024
Days on Market	21
Zoning	R-1
HOA Fees	150.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
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