

18 Evergreen Avenue SW
Calgary, Alberta

MLS # A2199283



\$875,000

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,210 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Faces Front		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Dog Run Fenced In, Front Yard, Landscaped, Level, Rectangular		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, Pantry, Recessed Lighting, Separate Entrance, Storage, Walk-In Closet(s)

Inclusions: See Addendum in Supplements

****OPEN HOUSE SAT MAR 15 + SUN MAR 16 2PM -4PM** ILLEGAL SUITE + SEPARATE ENTRANCE | OVERSIZED DOUBLE ATTACHED GARAGE | 4 BED + 2 DEN + BONUS ROOM | 3.5 BATH | 3,000+ SQ FT | NEW FURNACE + NEW AC + NEW BATHROOM VENTS | All in “EVERGREEN ESTATES” - a prestigious, family-friendly community in southwest Calgary, known for its upscale homes, mature trees, and quiet streets. Nestled next to Fish Creek Provincial Park, residents enjoy unparalleled access to scenic walking trails, green spaces, and outdoor recreation. Walking distance to top-rated schools and just a short drive to excellent amenities like Buffalo Run and Shawnessy Shopping District, this neighborhood combines convenience and luxury. With easy access to Stoney Trail, Macleod Trail, and the Fish Creek LRT, commuting is effortless, making Evergreen Estates the perfect place to call home. Step inside to a bright and airy main floor with a perfect blend of modern design and functionality. A mix of gleaming tile and hardwood flooring extends throughout the main level, while hardwood continues up the staircase and throughout the upper floor, adding elegance and warmth. Off the foyer, a spacious den provides the ideal space for a home office, playroom, or additional living area. The well-designed kitchen features stainless steel appliances, a central island, a large pantry, and ample counter space, all complemented by custom blinds and draperies that frame the large windows, filling the space with natural light. The living room is centered around a beautiful gas fireplace, creating a cozy yet sophisticated setting, while the dining area comfortably accommodates large groups, making both spaces ideal for entertaining. A convenient laundry and mudroom, along with a two-piece bathroom, complete the main level.**

Upstairs, a large bonus room with a built-in entertainment system offers additional space to unwind. The luxurious primary retreat boasts a massive walk-in closet with custom built-ins and a spa-like five-piece ensuite. Two additional bedrooms, each featuring built-in shelving in the closets, and a full bathroom complete the upper floor. Making our way to the fully finished basement, a separate entrance leads to a flexible living space. Two additional rooms, one of which includes a den with brand-new carpet, provide plenty of options for guests or a home office. The lower level also includes a spacious recreation room, a kitchenette, a full bathroom, and a second laundry area, adding further convenience and potential. Outside, enjoy the inviting south-facing front veranda, a perfect spot for morning coffee, along with a spacious rear deck complete with a gas line for barbecues. The underground sprinkler system makes lawn maintenance effortless. Inquire for more details on additional items included in the sale, such as select furniture and home decor! This home offers the perfect combination of comfort, style, and functionality. Do not miss your chance to own in this exceptional community!