

**376 Everglade Circle SW
Calgary, Alberta****MLS # A2213549****\$799,900**

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,950 sq.ft.	Age:	2005 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Landscaped, No Neighbours Behind, Treed		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Ceiling Fan(s), Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Pantry		

Inclusions: 2nd fridge

Welcome to 376 Everglade Circle SW, a meticulously maintained home in the sought-after community of Evercreek Bluffs, with no HOA fee. Offering 2,684 sq ft of developed living space across three levels, this 4-bedroom, 3.5-bathroom residence combines modern elegance with practical design—ideal for families, professionals, and those who love to entertain. Step inside to a bright and thoughtfully laid-out main floor, where south-facing rear windows fill the space with natural light. Just off the foyer is a versatile flex room, perfect as a home office, dining room, or den. The generous great room features a cozy gas fireplace framed by custom built-ins, ideal for both quiet evenings and social gatherings. The chef’s kitchen features rich dark-stained cabinetry, sleek granite countertops, high-end stainless-steel appliances including a Wolf range and Bosch dishwasher, a large island with breakfast bar, and a corner pantry—blending style with everyday functionality. Upstairs, the expansive primary suite includes a walk-in closet and a spa-inspired 5-piece ensuite with dual vanities, a deep soaker tub, and a large glass-enclosed shower. Two additional bedrooms share a well-appointed 4-piece bath. The entire home is fitted with custom Hunter Douglas Duette shades, with blackout and sound-absorbing upgrades in the upstairs bedrooms. The fully finished basement offers excellent versatility, with a sprawling rec room, built-in home office, bright fourth bedroom, stylish 3-piece bathroom, and a spacious laundry room with cabinetry and utility sink. Outside, enjoy your private, fully landscaped backyard. While the home backs to Fish Creek Blvd., a large berm and solid wood fence provide effective sound and visual screening, creating a secluded outdoor oasis. With no rear neighbours, you’ll appreciate the privacy—perfect for

relaxing on the upper deck (with gas BBQ hookup), hosting on the tile patio, or enjoying the low-maintenance artificial turf. Walk to schools, playgrounds, and scenic Fish Creek Park. Minutes from two LRT stations, groceries, Shawnessy YMCA, restaurants, and the Tsuut'sina shopping complex—including Costco. Quick access to Stoney Trail makes commuting to downtown, the airport, or the mountains incredibly convenient. Don't miss your chance to own this beautifully upgraded home in one of Calgary's most desirable communities.