

**479 Evergreen Circle SW
Calgary, Alberta**

MLS # A2223513



\$849,000

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,394 sq.ft.	Age:	2009 (16 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Dog Run Fenced In, Front Yard, Landscaped, Lawn, Level, Rectar		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, High Ceilings, No Smoking Home, See Remarks, Storage, Walk-In Closet(s)		

Inclusions: Freezer in garage, backyard shed, fridge and microwave in basement.

Terrific Value in Evergreen Estates! Welcome to this stunning executive 6-bedroom family home with a fully developed walk-out basement, ideally located in the highly sought-after Evergreen Estates. Offering exceptional space, smart design, and high-end finishes, this property is perfect for families seeking both comfort and functionality. Step inside to a thoughtful layout that begins with a warm and inviting front living room—perfect as a cozy sitting area or a formal dining space. Down the hall, the heart of the home unfolds into an expansive family room with a gas fireplace, seamlessly connected to a bright dining nook and a chef-inspired kitchen. The kitchen is a standout with its eat-up bar, granite countertops, stainless steel appliances, and abundant cabinetry. The main floor also features a built-in workspace—ideal for remote work or homework time—adding to the home's versatility and convenience. Upstairs, bask in the natural light of a sunny south-facing bonus room, accompanied by four generously sized bedrooms. The luxurious primary suite includes a spacious 4-piece ensuite and a massive walk-in closet that cleverly connects to the upper-level laundry room via a cheater door. A second full bathroom completes this upper level. The walk-out basement is a true highlight, offering high ceilings, a large family/rec room with a stylish bar area, and two additional bedrooms. One is oversized with a substantial walk-in closet—perfect for added storage—while the other is bright and currently used as a home office. A modern 3-piece bathroom with a walk-in shower adds the final touch to this well-designed lower level. Enjoy plenty of storage throughout, and step outside to a fully fenced backyard featuring a dog run—ideal for pets and family fun alike. Nestled on a quiet street and within walking distance to schools, transit,

and Fish Creek Park, this is a rare opportunity to own a spacious, move-in-ready home in one of Calgary’s premier neighbourhoods. A wonderful place to call home—don’t miss out!