

34 Evergreen Terrace SW  
Calgary, Alberta

MLS # A2234233



\$875,000

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,247 sq.ft.	Age:	1990 (35 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Irregular Lot, Landscaped, Lawn, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Double Vanity, Granite Counters, Jetted Tub, No Animal Home, No Smoking Home, Walk-In Closet(s)		

**Inclusions:** All window coverings, shelving in garage and storage room, garage door opener and 2 remotes, shed

Welcome to Evergreen Estates! This fantastic family home offers a total of 5 bedrooms, 3.5 baths and a walk out basement. This home has been meticulously maintained and updated over the years. The main level features a spacious front entry with high ceilings and curved staircase, high end engineered walnut flooring, knockdown ceilings, large formal living and dining room, kitchen with granite counter tops, backsplash and stainless-steel appliances including new stove (2024) and breakfast nook with access to newer vinyl deck overlooking the yard. The good-sized family room includes wood burning fireplace with gas log lighter and built-ins surrounding it. The powder room and the large mudroom/laundry room with wash sink complete the main floor. Upstairs features the primary bedroom with updated ensuite that includes double sinks, jetted tub, separate shower and walk in closet, 3 other great sized bedrooms and the main bathroom. The walk out basement has the 5th bedroom with large window, bathroom with walk in shower, huge recreation room with space for a pool table area, separate tv area and plenty of storage. Other updates include - newer roof and hot water tanks. The backyard is extremely private, well landscaped, including an apple tree and garden shed. Located on a quiet street just steps to the trails of Fish Creek Park and minutes to the LRT station, shopping, schools and many amenities, with easy access to Stoney Trail. This great home is in an amazing location with remarkable space and is perfect for the growing family and is move in ready!