

14253 Evergreen View SW  
Calgary, Alberta

MLS # A2234772



\$879,900

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,337 sq.ft.	Age:	1998 (27 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Door Opener		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Irregular Lot, Landscaped, Lawn, Many Trees, Private, See Remarks		

Heating:	Baseboard, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Shake	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	5-23-1-W5
Exterior:	Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Storage, Walk-In Closet(s), Wired for Sound		

Inclusions: GREY STEEL SHELVING IN MECHANICAL ROOM

OPEN HOUSE SCHEDULED FOR SATURDAY, JUNE 28, 2025 12:00 PM - 3:00 PM!! Welcome to Evergreen Estates in South-west Calgary, where this spacious walkout two-storey offers over 3,000 sq ft of developed living space and a layout that works for growing families and smart investors alike. Built in 1998, this home features four bedrooms and 3.5 bathrooms, including an open-concept main level with rich hardwood flooring, granite countertops, a 2-tiered kitchen island, walk-through pantry, and an inviting 3-sided fireplace. The bonus room above the garage adds a flexible area perfect for a home office, playroom, or media space. The double attached garage and extended concrete driveway offer ample off-street parking—a practical perk for busy households or potential tenants. Well-maintained and thoughtfully laid out, this property checks all the boxes for functionality and long-term value. Upstairs, the primary suite provides a true sense of retreat with dual vanities, a jetted soaker tub, walk-in shower, and generous walk-in closet. Two additional bedrooms and a full 4-piece bathroom complete the upper level. The walkout basement extends the living space with a fourth bedroom, 3-piece bathroom, a large family room with a 2nd gas fireplace, storage, and access to the private backyard. Outside, mature trees surround the immaculately landscaped yard, creating a lush, secluded feel. Whether you're entertaining on the covered deck or relaxing on the lower stone patio beside the waterfall feature, this outdoor space is a standout. With its location, square footage, and flexibility, this home creates lasting appeal—whether you plan to live in it, lease it out, or grow into it for years to come.