

**84 Evergreen Way SW  
Calgary, Alberta**

**MLS # A2237358**



**\$949,900**

<b>Division:</b>	Evergreen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	2,051 sq.ft.	<b>Age:</b>	1997 (28 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Greenbelt, Landscaped, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Ceiling Fan(s), Central Vacuum, High Ceilings, Kitchen Island, No Smoking Home, Skylight(s), Stone Counters, Vinyl Windows

**Inclusions:** Fridge in the basement

Open House Saturday July 19 from 12-3pm! Welcome to 84 Evergreen Way SW, a beautifully updated bungalow that blends comfort, style, and a true sense of home. Offering over 3500 sq ft of thoughtfully designed living space, this 5-bedroom, 3-bathroom property is perfect for families and anyone needing room to grow. Step inside to find rich hardwood floors, fresh paint (2025), and a bright, inviting main living area anchored by a cozy gas fireplace. The kitchen has been tastefully updated with sleek KitchenAid stainless steel appliances (2022), and features built-in cabinetry for ample storage, a large island, and plenty of counter space to make cooking a joy. An adjoining dining area is ideal for casual meals or special gatherings. On the main level, you'll find two comfortable bedrooms, including a spacious primary suite complete with a walk-in closet and a private ensuite bathroom. A versatile loft offers the perfect spot for a home office, guest room, or play space. The beautifully renovated mudroom and laundry area (completed in 2022) provide extra organization, a new Maytag washer and dryer, and durable luxury vinyl tile flooring that stands up to busy family life. The fully developed basement expands your living space with three additional bedrooms, a full bathroom, a second gas fireplace, and slab in-floor heating that keeps the area warm and welcoming year-round. Enjoy summer evenings in your private backyard oasis, complete with an awning for shade and direct access to a peaceful pathway. From your gate, stroll to the nearby park or explore Fish Creek Park through the Marshall Springs entrance. Additional updates include central air conditioning (2022), a high-efficiency furnace (2023), hot water tank (2019), a new front door (2020), and repainted stucco and garage door (2019). With a double attached garage, easy access to Stony

Trail, and close proximity to schools, shopping, transit, and nature, this is a place you'll love to call home. Book your private showing today—come see why you'll love living here.