

**14319 Evergreen Street SW
Calgary, Alberta****MLS # A2258054****\$700,000**

Division:	Evergreen		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,513 sq.ft.	Age:	1993 (32 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Level, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Concrete, Mixed, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage		

Inclusions: N/A

Ideally situated in the highly desirable community of Evergreen. This sophisticated residence offers unparalleled convenience, located just steps from the serene Fish Creek Provincial Park, a nearby playground, excellent schools, and the C-Train station. Designed for effortless single-level living, the home immediately impresses with a welcoming living room featuring soaring vaulted ceilings that create a grand, airy ambiance. Abundant natural light streams through large windows, highlighting the rich hardwood flooring that flows throughout the main living areas. At the heart of this home is a tastefully appointed kitchen, showcasing sleek white cabinetry that exudes a fresh and inviting atmosphere. Whether enjoying a casual breakfast in the cozy nook or hosting elegant dinners in the dedicated dining area, this space effortlessly caters to diverse lifestyles. The kitchen thoughtfully overlooks the tranquil backyard, providing a peaceful view while you prepare meals. Adjacent, a charming family room offers a warm gathering space, complete with a cozy fireplace and built-in shelves – perfect for intimate moments or displaying cherished items. The main floor is further enhanced by a spacious primary bedroom, designed as a private retreat. It features a generous walk-in closet and a luxurious 4-piece ensuite bathroom, complete with a soothing soaking tub and a separate walk-in shower. The lower level, partially finished, significantly expands the living space. It includes two additional comfortable bedrooms, a full bathroom, another versatile family room, and ample undeveloped space, offering exciting potential for future customization. Outdoor living is a delight with a large, covered deck, providing a perfect spot to unwind and enjoy the beautifully landscaped yard regardless of the weather. A double-attached garage ensures generous room for vehicles and additional storage. This

bungalow truly offers the ultimate combination of comfort, accessibility, and an enviable location, presenting a rare chance to call this gem home.