

**479 Evergreen Circle SW  
Calgary, Alberta**

**MLS # A2197023**



**\$884,000**

<b>Division:</b>	Evergreen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,394 sq.ft.	<b>Age:</b>	2009 (16 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Dog Run Fenced In, Front Yard, Landscaped, Lawn, Level, See R		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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! Discover this stunning executive 6-bedroom family home with a fully developed walk-out basement in the desirable Evergreen Estates! This superb layout begins with a cozy front family room, which can also serve as a formal dining area. Down the hall, the space opens to a spacious family room with a gas fireplace, seamlessly connecting to a bright nook and a well-appointed kitchen featuring an eat-up bar, granite countertops, and stainless steel appliances. The main floor also includes a built-in workspace—perfect for remote work or kids’ homework time. Upstairs, enjoy a sun-filled, south-facing bonus room along with four generously sized bedrooms. The primary suite boasts a large 4-piece ensuite and a huge walk-in closet, which conveniently connects to the upper-level laundry room via a smart cheater door. A second 4-piece bathroom completes this level. The walk-out basement is a true highlight, featuring high ceilings, a spacious family room with a bar, and two additional bedrooms. One bedroom is oversized with an expansive walk-in closet, perfect for extra storage, while the other is bright and currently used as a workspace. A beautifully finished 3-piece bathroom with a walk-in shower completes the lower level. Storage is abundant throughout the home, and the large, fully fenced backyard—with a dog run—is perfect for outdoor enjoyment. Situated on a quiet street within walking distance to schools, transit, and Fish Creek Park, this home is an exceptional opportunity in a prime location. A wonderful place to call home!