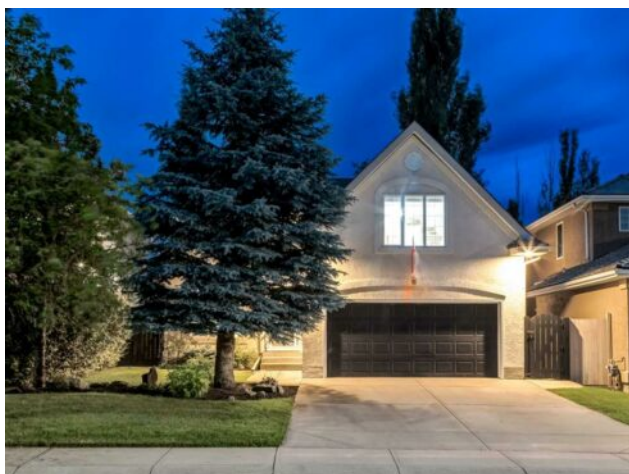


140 EVERGREEN Way SW
Calgary, Alberta

MLS # A2245813



\$869,900

| | | | |
|-----------|---|--------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,240 sq.ft. | Age: | 1997 (28 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached, Driveway, On Street | | |
| Lot Size: | 0.12 Acre | | |
| Lot Feat: | Back Yard, City Lot, Front Yard | | |

| | | | |
|-------------|---|------------|---|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Hardwood, Tile, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | 5-23-1-W5 |
| Exterior: | Stucco, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | Cable Connected, Electricity Connected, Natural Gas |
| Features: | Breakfast Bar, Central Vacuum, Chandelier, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Vaulted Ceiling(s), Walk-In Closet(s) | | |
| Inclusions: | Venetian Blinds, Shed, Alarm System, 1 Garage remotes, 2 Universal Garage remotes | | |

Welcome to this IMMACULATE AIR-CONDITIONED 2-storey home in the HIGHLY-DESIRABLE community of EVERGREEN, offering 3,114.93 SQ FT of beautifully UPDATED living space with 4 BEDROOMS, 3.5 BATHROOMS, and an ATTACHED DOUBLE GARAGE on a 5,166 SQ FT LOT! This property blends COMFORT, FUNCTIONALITY, and MODERN UPGRADES while being tucked into a MATURE, FAMILY-FRIENDLY neighbourhood steps from PARKS, PATHWAYS, and SCHOOLS. You are welcomed by EXCEPTIONAL curb appeal and a CHARMING front entry. Inside, you're greeted with VAULTED CEILINGS, FRESH PAINT, HARDWOOD and LARGE WINDOWS fill the home with NATURAL LIGHT. Off the foyer, a dedicated OFFICE offers the perfect WORK-FROM-HOME space. The OPEN-CONCEPT main floor is anchored by a RE-FACED GAS FIREPLACE in the SPACIOUS living room, perfect for ENTERTAINING or relaxing. The DINING AREA will fit LOVED ONES around the table sharing meals - flowing seamlessly to the backyard through the PATIO DOOR, EXTENDING your living space outdoors. The RENOVATED KITCHEN features Floor-To-Ceiling White CABINETRY, with UNDERMOUNT LIGHTING, QUARTZ Countertops, a LARGE ISLAND with BREAKFAST BAR, TILE BACKSPLASH, and premium KITCHENAID STAINLESS-STEEL APPLIANCES, including an Electric Stove, Refrigerator, Dishwasher and Range Hood. This space connects to a well-designed MUDROOM/LAUNDRY area with BUILT-IN STORAGE for added functionality. Upstairs, the VAULTED BONUS ROOM is bright and versatile - ideal for MOVIE NIGHTS, STUDYING, or FAMILY TIME. Two GENEROUS secondary bedrooms share a RENOVATED 4-PC BATHROOM. The EXPANSIVE PRIMARY RETREAT offers a HUGE

WALK-IN CLOSET and a LUXURIOUS 4-PC ENSUITE with BARN DOORS, DUAL SINKS, a JETTED SOAKER TUB, and a WALK-IN SHOWER. The FULLY FINISHED BASEMENT adds even more living space with a LARGE FAMILY ROOM, an ADDITIONAL BEDROOM, a 4-PC BATHROOM, and plenty of STORAGE. Outside, the SOUTH-FACING BACKYARD is VERY PRIVATE, featuring MATURE TREES that fill out beautifully in the summer months for COMPLETE PRIVACY. A PATIO SPACE WITH PERGOLA complements the FULLY LANDSCAPED YARD, making it ideal for SUMMER BBQS or quiet evenings. Notable upgrades include: ROOF REPLACED IN 2020, ALL POLY-B PLUMBING REMOVED in the past year, KITCHEN & 3 BATHROOMS RENOVATED approximately 4 years ago, and FIREPLACE RE-FACED. This home offers unbeatable access to FISH CREEK PARK, one of the largest urban parks in North America. Just minutes from SHOPPING, TRANSIT (C-Train), RESTAURANTS, and major routes like Stoney Trail and Macleod Trail for effortless commuting. Families will love being close to PLAYGROUNDS, PATHWAYS, and many top-rated schools. This is a MOVE-IN READY HOME with SIGNIFICANT UPDATES in one of SW CALGARY'S MOST SOUGHT-AFTER NEIGHBOURHOODS - book your showing today!