

780-978-0157
jenniferstudent@me.com

141 Evergreen Way SW
Calgary, Alberta

MLS # A2144258



\$1,198,000

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,732 sq.ft.	Age:	2013 (11 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Fro		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, City Lot, Gazebo, Front Yard, Low Maintenance Landscape, Reve		

Heating:	Boiler, In Floor, Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Soaking Tub, Stone Counters, Walk-In Closet(s), Wet Bar		
Inclusions:	Backyard Gazebo, boiler system		

****Open house Saturday 10:30am to noon October 26**** Discover this stylish 3,600 sq. ft. two-storey walkout home in the desirable Evergreen community, edging the breathtaking Fish Creek Provincial Park, one of the largest urban parks in North America. Upon entry, you are welcomed by soaring 10-foot ceilings and exquisite 6-foot hardwood flooring, complemented by high-end finishes and trendy color palettes. The main floor boasts an open concept design, featuring a massive living area with a floor-to-ceiling tiled fireplace. The gourmet kitchen is a chef's dream, equipped with top-of-the-line appliances, Montalco Euro cabinets, and a large island. The expansive windows flood the space with natural light and offer stunning downtown views. French doors open into a versatile office or dining area. Upstairs, you'll find a spacious bonus room, a 4-piece bathroom, a convenient laundry room, and four generously sized bedrooms. The primary suite is a true retreat, complete with a lavish 5-piece ensuite featuring a separate tub and shower, and a grand walk-in closet. The fully finished lower level is designed for comfort and entertainment, with hydronic floor heating, large bright windows, and an enormous family room with a wet bar. It also includes a fifth bedroom and a luxurious 3-piece bathroom. This level walks out to a fully fenced backyard, which is finished with low-maintenance landscaping, making it perfect for relaxing and outdoor activities. Enjoy the outdoors with ease as the home features a deck off the main level and a patio with a pergola, ideal for entertaining guests and family gatherings. Additional highlights include a high-velocity furnace and a high-efficiency Lochinvar condensing boiler system. This home is a must-see for those seeking luxury and space in a prime location. Call today, to book your private showing!