

14319 Evergreen Street SW
Calgary, Alberta

MLS # A2278521



\$675,000

Division:	Evergreen		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,513 sq.ft.	Age:	1993 (33 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	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		

Experience the pinnacle of convenience and comfort in this meticulously maintained bungalow, perfectly situated in the highly desirable community of Evergreen. This residence offers a rare lifestyle opportunity, located just steps from the natural beauty of Fish Creek Provincial Park, local schools, and the C-Train station, providing an ideal balance of nature and urban accessibility. Designed for effortless single-level living, the home immediately impresses with a grand living room defined by soaring vaulted ceilings and expansive windows that flood the space with natural light. Rich hardwood flooring flows throughout the main floor, leading you into a tastefully appointed kitchen. With its classic white cabinetry and bright, airy atmosphere, the kitchen serves as a central hub, overlooking the tranquil backyard while catering to both casual morning coffees in the breakfast nook and elegant evenings in the dedicated dining room. The adjacent family room provides a warm and inviting retreat, anchored by a cozy fireplace and custom built-in shelving perfect for your personal library or cherished collectibles. The main floor is further enhanced by a primary suite designed as a true sanctuary. This spacious retreat features a generous walk-in closet and a spa-like four-piece ensuite bathroom, complete with a deep soaking tub and a separate walk-in shower for a private, high-end experience. The partially finished lower level significantly expands the living footprint, offering a versatile family room and two additional comfortable bedrooms supported by a full bathroom. A large undeveloped area remains, providing incredible potential for future customization or extensive storage. Outdoor living is a highlight of the property, featuring a large, covered rear deck that allows you to enjoy the beautifully landscaped yard regardless of the weather. Complete with a double

attached garage and a location that places the best of the Southside at your doorstep, this Evergreen gem represents a sophisticated find in today's market. Exquisite Comfort. Premier Location. Your Evergreen Sanctuary Awaits.