

199 Evergreen Way SW  
Calgary, Alberta

MLS # A2286245



**\$684,900**

<b>Division:</b>	Evergreen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,485 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Heated Garage, Insulated, Oversized		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Low Maintenance Landscape, Paved, See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Concrete, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt, See Remarks	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Quartz Counters, See Remarks, Separate Entrance		
<b>Inclusions:</b>	Additional Fridge and Range in Basement		

A rare property offering what many homes simply don't: a true, oversized heated garage/workshop paired with an energy-efficient, beautifully maintained residence. The showpiece is the exceptional 28' x 30' over-height heated garage, purposely built for trades, hobbyists, collectors, or personal business use. Featuring a 20' x 9' security roll-top door, overhead gas heat, vented wood stove, dedicated exterior wood storage, built-in workbench and cabinetry, this is a year-round workspace that is almost impossible to find in a residential setting. Adding even more value, 25 solar panels (installed 2022) allow the property to operate near net-zero electricity annually, keeping utility costs impressively low. Inside, the home has been meticulously maintained and thoughtfully updated by the original owner. The renovated kitchen features a newly expanded island, quartz counters, updated appliances, and luxury vinyl plank flooring that carries throughout the main and upper levels. Upstairs, the primary bedroom offers a walk-in closet and ensuite, while two additional bedrooms share a full bath and convenient upper laundry with new washer and dryer (2024). Outdoor living is equally inviting with a two-tiered rear deck, privacy walls, and clear-cover roof — creating a comfortable, sheltered space for grilling and relaxing in any season. For added flexibility, the home includes an (illegal) separate-entry basement suite complete with kitchen, living/sleeping area with egress window, full bath, and laundry. Between the suite and the extraordinary garage/workshop, this property offers unique potential for multi-generational living, home-based business, or supplemental income. Additional highlights: excellent access to transit, shopping, and amenities, only 2 km to Fish Creek Park, and quick connections to Stoney Trail and 22X.