

479 Evergreen Circle SW
Calgary, Alberta

MLS # A2197023

\$884,000

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

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	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!