

71 Evergreen Terrace SW  
 Calgary, Alberta

MLS # A2191626



**\$969,900**

<b>Division:</b>	Evergreen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,738 sq.ft.	<b>Age:</b>	1992 (33 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Garage Door Opener, Garage Faces Side		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Lawn, Low Maintenance Landscape, Street Lighting, T		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Cedar Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Built-in Features, Central Vacuum, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Separate Entrance, Skylight(s)

**Inclusions:** Refrigerator, Stove, Oven, Dishwasher, All Window Coverings, Garage Door Opener with control(s), Microwave Hood Fan, Washer, Dryer

Welcome to this beautifully maintained walk-out bungalow in the family-friendly community of Evergreen in southwest Calgary. Situated on a large corner lot, this home boasts exceptional curb appeal and is complemented by an oversized double attached garage, offering ample parking and storage space. The home is ideally located just minutes from a wide range of amenities, including shopping centers, restaurants, schools, parks, and public transportation. Upon entering, you are greeted by a spacious foyer with skylights that fill the space with natural light, creating a welcoming, airy feel. The hardwood floors guide you to the formal dining room, which seamlessly flows into the recently updated kitchen. The kitchen is a chef's dream, featuring newer stainless steel appliances, a stylish designer tile backsplash, and an abundance of cabinetry and pantry space. Off the kitchen, you'll find a cozy dining nook with sliding patio doors that lead to a large deck, perfect for enjoying outdoor meals. The deck overlooks the east-facing backyard, with stairs leading down to the yard. The adjacent living room provides a comfortable space to unwind, with a corner gas fireplace adding both warmth and ambiance. The spacious primary bedroom offers a walk-in closet with built-ins for optimal organization. The 5-piece ensuite is a true retreat, with a jetted tub, dual vanities, and skylights that flood the room with natural light. A second bedroom and a well-appointed 4-piece main bathroom complete the main floor, which also features a laundry and mudroom area just off the garage for added convenience. The fully finished walk-out basement is perfect for entertaining, offering a large recreation room with a stone-faced corner gas fireplace and a built-in wet bar. Two additional bedrooms and a 4-piece bathroom provide ample space for family or guests. Two versatile flex rooms, each with

built-in desks, are perfect for home offices, hobby rooms, or craft spaces. Sliding patio doors from the recreation room lead out to the lower level of the east-facing backyard, offering easy access to outdoor living. This home has been carefully maintained and is perfect for a growing family. It offers a fantastic layout with both formal and casual spaces, modern updates, and plenty of room for everyone to spread out. Whether you're relaxing in the bright and open living spaces or enjoying the outdoor areas, this bungalow provides the perfect blend of comfort and functionality. With its ideal location, luxurious features, and attention to detail, this home is truly one of a kind and ready to welcome its next owners.