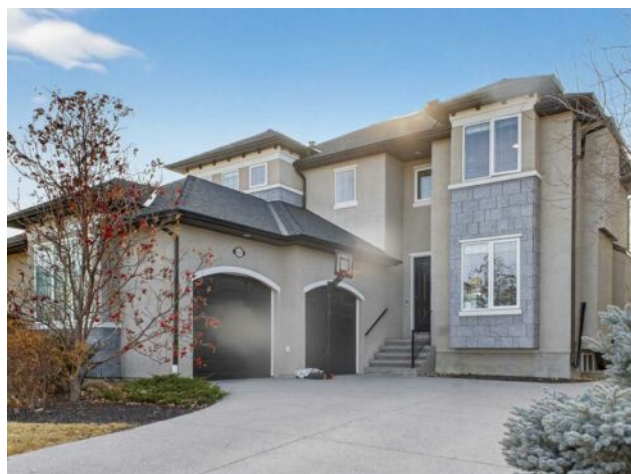


257 Evergreen Plaza SW
Calgary, Alberta
MLS # A2270232

\$999,900

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,582 sq.ft.	Age:	2005 (20 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Faces Side, Oversized		
Lot Size:	0.13 Acre		
Lot Feat:	Corner Lot, Cul-De-Sac, Landscaped, Rectangular Lot, Underground Sprinkler		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		

Inclusions: None

OPEN HOUSE SATURDAY NOV 15 from 11-1 PM | A rare offering in the coveted Evergreen Estates, where homes are treasured and opportunities to purchase are few and far between. Tucked at the end of a quiet cul de sac, this gorgeous executive custom home blends timeless luxury with the warmth and comfort. The oversized side drive garage and stately facade set the tone for a home designed with both elegance and everyday living in mind. Step inside and feel the openness created by 10 ft ceilings, rich hardwood floors, and sun filled rooms. At the heart of the home is the beautifully renovated modern kitchen, with a large quartz island, ceiling height cabinetry, and premium stainless steel appliances including a 5 burner gas stove and built in oven microwave, this is a kitchen built for both entertaining and family connection. The adjacent living and dining spaces, anchored by a 3 sided fireplace, make every moment feel cozy, intimate, and special. A dedicated main floor office provides a quiet retreat for work or study. Upstairs, the spacious primary suite with its spa inspired 5 piece ensuite offers serenity at the end of the day, while three additional bedrooms ensure everyone has room to grow. Upper level laundry adds everyday convenience families appreciate. The fully finished basement is all about connection, movie nights, game nights, and unforgettable gatherings. A true media room complete with projector, screen, 7.1 surround sound, and wet bar creates an at home theatre experience that will bring everyone together. With two more bedrooms and a full bath, it is the perfect layout for teens, guests, or extended family. Outside, the private south facing deck and patio offer a sun drenched backyard retreat, fully landscaped, irrigated, and ideal for summer BBQs, morning coffee, or watching the kids play in the huge yard. Evergreen Estates is one of Calgary's

most beloved communities, known for its quiet streets, beautiful custom homes, and unparalleled access to nature. Steps to Fish Creek Park, you will enjoy endless pathways, bike rides, and family picnics. Minutes to top rated schools, playgrounds, and sports fields. Close to Shawnessy Shopping Centre, YMCA, restaurants, coffee shops, and the Somerset C Train, everything your family needs is within reach.