# \$824,900 - 599 Evergreen Circle Sw, Calgary

MLS® #A2218775

## \$824,900

3 Bedroom, 3.00 Bathroom, 2,402 sqft Residential on 0.13 Acres

Evergreen, Calgary, Alberta

Step into this stunning, the most affordable, two-storey CALIFORNIA BUILT home to be offered on market. Featuring a spacious open-concept floor plan, perfect for modern living and entertaining. Just off the entryway, you'll find a versatile formal dining room or home office with luxury vinyl plank (LVP) flooring.

The heart of the home is the expansive family room that seamlessly connects to a chef-inspired kitchen, complete with a large quartz island, brand new unused gas stove, stainless steel appliances, ample cabinetry, and a generous walk-in pantry.

Main floor boasts hardwood flooring throughout, a spacious laundry room, and a convenient mudroom with built-in lockers. All new LVT flooring continues up the stairs, combining durability and style.

Upper level, the luxurious master suite includes a huge bedroom, a spa-like 5-piece ensuite, and walk-in closet. Two additional bedrooms also feature walk-in closets and stunning vaulted ceilings. A cozy loft area offers the perfect nook for a reading corner or small office. Upper bathrooms are updated with quartz countertops, new sinks, and installed toilets (2022), and are equipped with automatic moisture-detection vent fans. The basement is bright and functional with

large windows and rough-ins for a wet bar and bathroomâ€"ready for your finishing touch.
Enjoy a sunny, south-facing backyard with a concrete patio and low-maintenance stone wall







across the back and sideâ€"ideal for outdoor gatherings. The oversized double attached garage easily accommodates two vehicles and all your gear.

Additional highlights include a new roof (2023) and a short walk to scenic Fish Creek Park.

#### Built in 2006

### **Essential Information**

MLS® # A2218775 Price \$824,900

Bedrooms 3
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 2,402 Acres 0.13 Year Built 2006

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

## **Community Information**

Address 599 Evergreen Circle Sw

Subdivision Evergreen
City Calgary
County Calgary
Province Alberta
Postal Code T2Y 0C1

## **Amenities**

Amenities None Parking Spaces 4

Parking Double Garage Attached, Oversized

# of Garages 2

#### Interior

Interior Features High Ceilings, Kitchen Island, No Animal Home, No Smoking Home,

Open Floorplan, Pantry, Quartz Counters, Vaulted Ceiling(s)

Appliances Dishwasher, Electric Oven, Garage Control(s), Garburator, Gas

Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window

Coverings

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas
Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Features None

Lot Description Corner Lot, Irregular Lot, Landscaped

Roof Asphalt Shingle

Construction Stone, Stucco, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed May 9th, 2025

Days on Market 57

Zoning R-G

HOA Fees 105

HOA Fees Freq. ANN

## **Listing Details**

Listing Office eXp Realty

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