

780-380-6207
meghan@meghanrobinson.net

84 Evergreen Way SW
Calgary, Alberta

MLS # A2237358



\$949,900

Division:	Evergreen		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,051 sq.ft.	Age:	1997 (28 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Greenbelt, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, High Ceilings, Kitchen Island, No Smoking Home, Skylight(s), Stone Counters, Vinyl Windows		
Inclusions:	Fridge in the basement		

Open House Saturday July 19 from 12-3pm! Welcome to 84 Evergreen Way SW, a beautifully updated bungalow that blends comfort, style, and a true sense of home. Offering over 3500 sq ft of thoughtfully designed living space, this 5-bedroom, 3-bathroom property is perfect for families and anyone needing room to grow. Step inside to find rich hardwood floors, fresh paint (2025), and a bright, inviting main living area anchored by a cozy gas fireplace. The kitchen has been tastefully updated with sleek KitchenAid stainless steel appliances (2022), and features built-in cabinetry for ample storage, a large island, and plenty of counter space to make cooking a joy. An adjoining dining area is ideal for casual meals or special gatherings. On the main level, you'll find two comfortable bedrooms, including a spacious primary suite complete with a walk-in closet and a private ensuite bathroom. A versatile loft offers the perfect spot for a home office, guest room, or play space. The beautifully renovated mudroom and laundry area (completed in 2022) provide extra organization, a new Maytag washer and dryer, and durable luxury vinyl tile flooring that stands up to busy family life. The fully developed basement expands your living space with three additional bedrooms, a full bathroom, a second gas fireplace, and slab in-floor heating that keeps the area warm and welcoming year-round. Enjoy summer evenings in your private backyard oasis, complete with an awning for shade and direct access to a peaceful pathway. From your gate, stroll to the nearby park or explore Fish Creek Park through the Marshall Springs entrance. Additional updates include central air conditioning (2022), a high-efficiency furnace (2023), hot water tank (2019), a new front door (2020), and repainted stucco and garage door (2019). With a double attached garage, easy access to Stony

Trail, and close proximity to schools, shopping, transit, and nature, this is a place you’ll love to call home. Book your private showing today—come see why you’ll love living here.