

**89 Evergreen Crescent SW  
Calgary, Alberta**

**MLS # A2293762**



**\$940,000**

<b>Division:</b>	Evergreen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,743 sq.ft.	<b>Age:</b>	1999 (27 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Lawn, No Back Lane, Rectangula		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings		

**Inclusions:** Ring door bell included, amplifier for projection TV screen in basement included, and projector, fire table on back deck.

LOOKING TO BE CLOSE TO FISHCREEK & THE ULTIMATE CALGARY LIFESTYLE. Why settle for a standard lot when you can back onto the sprawling pathways of Fish Creek Provincial Park? This expansive 1,743 SQFT custom bungalow offers a level of space and natural light that is increasingly rare at this price point. Step inside to a grand open-concept floor plan featuring 9ft ceilings and a gourmet kitchen equipped with brand-new appliances and granite countertops. The Master Retreat is a true sanctuary with a walk-in closet and a lavish Jacuzzi ensuite. The fully developed walkout basement is an entertainer's dream, featuring cozy in-floor heating and a complete home theater system with a projector and screen included! Recent professional updates include fresh paint throughout, new LED lighting, and smart-home Lutron outlets. With an oversized, heated double garage and a full-length rear deck overlooking the green space, this home offers superior value and square footage compared to recent neighborhood sales. Don't just buy a house; buy the gate to the park! Schedule your private tour today!