

**376 Everglade Circle SW**  
**Calgary, Alberta**

**MLS # A2213549**



**\$819,900**

<b>Division:</b>	Evergreen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,950 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Landscaped, No Neighbours Behind, Treed		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Built-in Features, Ceiling Fan(s), Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Pantry		

**Inclusions:** 2nd fridge

Welcome to 376 Everglade Circle SW, a meticulously maintained home in the highly coveted community of Evercreek Estates, with no HOA fee. Spanning 2,684 sq ft of living space, this fully developed 4-bedroom, 3.5-bathroom residence offers an ideal blend of modern elegance and functional living, perfect for growing families, professionals, or those who love to entertain. Step inside and immediately feel at home in the well-planned main floor level, where an abundance of south facing rear windows flood the space with natural light. Located off the spacious foyer you will find a private home office area, as well as a huge Great room featuring a cozy gas fireplace framed by custom built-in bookshelves—a perfect setting for the family to gather, cozy evenings or entertaining guests. The chef-inspired kitchen boasts an abundance of dark stained cabinets, sleek granite countertops, high-end stainless-steel appliances, an expansive island with breakfast bar and corner pantry. Whether preparing meals for family or hosting dinner parties, this kitchen is designed for function and style. Upstairs offers a large primary bedroom w/walk-in closet and spa-inspired 5-piece ensuite offering dual vanities, deep soaker tub, and a large glass-enclosed shower. Two additional generous-sized bedrooms, each with large closets, share a modern 4-piece bath. The fully finished basement is thoughtfully designed with a sprawling rec room, secondary home office with built-in desk & upper cabinetry, spacious 4th bedroom, gorgeous 3-piece bathroom, and a massive laundry room with built-in cabinetry and a sink for your convenience. This lower level provides versatile living options—whether as a guest suite, home gym, or entertainment zone. Step outside to your fully landscaped backyard retreat, where thoughtful design meets natural beauty. Featuring a spacious upper deck

with gas BBQ hook-up, lower ceramic tile patio and artificial lawn area, perfect for summer lounging and al fresco dining. Within walking distance of several area schools, playgrounds and beautiful Fish Creek Park offering scenic walking, running and biking trails. Minutes from public transportation including 2 LRT stations, groceries, Shawnessy YMCA and various shops/restaurants in both Shawnessy and Tsuut'sina, including Costco. Within a 10-minute drive to a variety of surrounding golf courses, and great access to Stoney Trail which allows for you to get up to the mountains or YYC in record time. This property is an absolute must see!