



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

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14319 Evergreen Street SW  
Calgary, Alberta

MLS # A2242894



**\$750,000**

Division:	Evergreen		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,513 sq.ft.	Age:	1993 (32 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Level, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Concrete, Mixed, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage		

Inclusions: N/A

OPEN HOUSE SATURDAY AUGUST 16 (1:00pm-3:00pm). Exceptional opportunity with this beautifully maintained bungalow, ideally situated in the highly desirable community of Evergreen. This sophisticated residence offers unparalleled convenience, located just steps from the serene Fish Creek Provincial Park, a nearby playground, excellent schools, and the C-Train station. Designed for effortless single-level living, the home immediately impresses with a welcoming living room featuring soaring vaulted ceilings that create a grand, airy ambiance. Abundant natural light streams through large windows, highlighting the rich hardwood flooring that flows throughout the main living areas. At the heart of this home is a tastefully appointed kitchen, showcasing sleek white cabinetry that exudes a fresh and inviting atmosphere. Whether enjoying a casual breakfast in the cozy nook or hosting elegant dinners in the dedicated dining area, this space effortlessly caters to diverse lifestyles. The kitchen thoughtfully overlooks the tranquil backyard, providing a peaceful view while you prepare meals. Adjacent, a charming family room offers a warm gathering space, complete with a cozy fireplace and built-in shelves – perfect for intimate moments or displaying cherished items. The main floor is further enhanced by a spacious primary bedroom, designed as a private retreat. It features a generous walk-in closet and a luxurious 4-piece ensuite bathroom, complete with a soothing soaking tub and a separate walk-in shower. The lower level, partially finished, significantly expands the living space. It includes two additional comfortable bedrooms, a full bathroom, another versatile family room, and ample undeveloped space, offering exciting potential for future customization. Outdoor living is a delight with a large, covered deck, providing a perfect spot to unwind and enjoy the beautifully

landscaped yard regardless of the weather. A double-attached garage ensures generous room for vehicles and additional storage. This bungalow truly offers the ultimate combination of comfort, accessibility, and an enviable location, presenting a rare chance to call this gem home.