

**599 Evergreen Circle SW**  
**Calgary, Alberta**

**MLS # A2218775**



**\$824,900**

<b>Division:</b>	Evergreen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,402 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Oversized		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Corner Lot, Irregular Lot, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<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>	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vaulted Ceiling(s)		

**Inclusions:** N/A

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 bathroom—ready for your finishing touch. Enjoy a sunny, south-facing backyard with a concrete patio and low-maintenance stone wall across the back and side—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.