

**213 Evergreen Plaza SW**  
**Calgary, Alberta**

**MLS # A2249995**



**\$999,990**

<b>Division:</b>	Evergreen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,781 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Level, Rectangular Lot		

<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>	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>	Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

This elegantly updated home sits in the heart of Evergreen Estates, offering over 2,700 sq. ft. of refined living space with 5 bedrooms and 3.5 baths &mdash; a floor plan perfectly designed for today&rsquo;s lifestyle. The main level welcomes you with a dramatic two-storey foyer and a versatile bedroom or private office. At the center of the home, the chef-inspired kitchen shines with quartz countertops, a large island, breakfast nook, high-end stainless steel appliances, designer lighting, and a walk-in pantry with a glass door. A dedicated wine storage feature adds a touch of sophistication. The formal dining room impresses with coffered ceilings and oversized windows, while the family room with fireplace and an inviting formal living room provide multiple spaces for gathering and entertaining. Upstairs, a custom bonus room with built-ins creates the perfect retreat, while three generous bedrooms include a luxurious primary suite with a spa-style ensuite featuring marble-inspired tile and a glass shower. The fully finished lower level extends the living space with hardwood flooring, a large rec room, family room, additional bedroom, and a full bath &mdash; ideal for guests or extended family. With its stately exterior, composite deck, and exceptional condition, this residence radiates curb appeal. The location is equally impressive &mdash; steps to Fish Creek Park, schools, shopping, and convenient transit connections including the LRT. A polished and timeless Evergreen Estates home, designed for those who value both quality and style.