

\$1,100,000 - 84 Evergreen Lane Sw, Calgary

MLS® #A2265222

\$1,100,000

4 Bedroom, 4.00 Bathroom, 2,785 sqft

Residential on 0.13 Acres

Evergreen, Calgary, Alberta

Elegance! This Evergreen Estates home features numerous upgrades and backing onto green space, pathway, mature trees and privacy. Stately curb appeal welcomes you inside. Executive air conditioned 2 storey, bonus room and a functionally developed walkout on a quiet cul-de-sac. Extensive upgrades, many built-ins, speakers and plantation shutters throughout. MAIN FLOOR: Hardwood and tile with 9' ceilings. Office or den. Large dining room. Fully renovated gourmet kitchen with cherry wood cabinets, breakfast bar, granite countertops, stainless steel appliances, sink in large island with eating area open to an inviting family room, fireplace and custom built in shelving on the feature wall. French door leading out to deck with metal railings & glass panels in south facing back. The deck has stairs leading to the backyard. Laundry and mudroom with custom closet lockers and a two piece powder room. UPSTAIRS: The staircase with painted railings and iron rod spindles lead up to a very large bonus room with some built ins and charming window seat. Enjoy the large primary bedroom with a five piece ensuite bath, and a spacious walk-in closet. There are also two generous sized bedrooms and a 4pc main bath. Another den or office with a cozy balcony overlooking the front of the home. DEVELOPED DOWN: Walk out with bright large windows leading to a covered patio and a professionally landscaped, private yard. In-floor heating. Large recreation room, bedroom, 3 piece



bathroom and very large storage room. Excellent space for a mature child or mother-in-law. Underground sprinklers, mature trees, gazebo and privacy hot tub. Oversized double garage with good storage space and raised ceiling. From the back gate walk or bike to our amazing Fish Creek Provincial Park (approximately 500 steps away)! This is one of the most coveted areas in the city, with local amenities and excellent schools nearby. Transit accessible and a short drive to the Shawnessy shopping area. Great proximity to Macleod Trail and Stoney Trail put the rest of the city in easy driving distance, and the location provides easy access to the Rocky Mountains! All major amenities are only minutes away.

Built in 2002

Essential Information

MLS® #	A2265222
Price	\$1,100,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,785
Acres	0.13
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	84 Evergreen Lane Sw
Subdivision	Evergreen
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T2Y 3T8

Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener, Heated Garage
# of Garages	2

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Wired for Sound
Appliances	Bar Fridge, Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Window Coverings
Heating	Natural Gas, High Efficiency
Cooling	Partial
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Fruit Trees/Shrub(s), Landscaped, Low Maintenance Landscape, Many Trees, No Neighbours Behind, Rectangular Lot, Treed, Yard Drainage
Roof	Cedar Shake
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 17th, 2025
Days on Market	2
Zoning	R-G

Listing Details

Listing Office	Real Estate Professionals Inc.
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