

# \$799,900 - 376 Everglade Circle Sw, Calgary

MLS® #A2213549

**\$799,900**

4 Bedroom, 4.00 Bathroom, 1,950 sqft

Residential on 0.11 Acres

Evergreen, Calgary, Alberta

Welcome to 376 Everglade Circle SW, a meticulously maintained home in the sought-after community of Evercreek Bluffs, with no HOA fee. Offering 2,684 sq ft of developed living space across three levels, this 4-bedroom, 3.5-bathroom residence combines modern elegance with practical design—ideal for families, professionals, and those who love to entertain. Step inside to a bright and thoughtfully laid-out main floor, where south-facing rear windows fill the space with natural light. Just off the foyer is a versatile flex room, perfect as a home office, dining room, or den. The generous great room features a cozy gas fireplace framed by custom built-ins, ideal for both quiet evenings and social gatherings. The chef's kitchen features rich dark-stained cabinetry, sleek granite countertops, high-end stainless-steel appliances including a Wolf range and Bosch dishwasher, a large island with breakfast bar, and a corner pantry—blending style with everyday functionality. Upstairs, the expansive primary suite includes a walk-in closet and a spa-inspired 5-piece ensuite with dual vanities, a deep soaker tub, and a large glass-enclosed shower. Two additional bedrooms share a well-appointed 4-piece bath. The entire home is fitted with custom Hunter Douglas Duette shades, with blackout and sound-absorbing upgrades in the upstairs bedrooms. The fully finished basement offers excellent versatility, with a sprawling rec room, built-in home office, bright fourth bedroom, stylish 3-piece



bathroom, and a spacious laundry room with cabinetry and utility sink. Outside, enjoy your private, fully landscaped backyard. While the home backs to Fish Creek Blvd., a large berm and solid wood fence provide effective sound and visual screening, creating a secluded outdoor oasis. With no rear neighbours, youâ€™ll appreciate the privacyâ€”perfect for relaxing on the upper deck (with gas BBQ hookup), hosting on the tile patio, or enjoying the low-maintenance artificial turf. Walk to schools, playgrounds, and scenic Fish Creek Park. Minutes from two LRT stations, groceries, Shawnessy YMCA, restaurants, and the Tsuutâ€™ina shopping complexâ€”including Costco. Quick access to Stoney Trail makes commuting to downtown, the airport, or the mountains incredibly convenient. Donâ€™t miss your chance to own this beautifully upgraded home in one of Calgaryâ€™s most desirable communities.

Built in 2005

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2213549    |
| Price          | \$799,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,950       |
| Acres          | 0.11        |
| Year Built     | 2005        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|         |                         |
|---------|-------------------------|
| Address | 376 Everglade Circle Sw |
|---------|-------------------------|

|             |           |
|-------------|-----------|
| Subdivision | Evergreen |
| City        | Calgary   |
| County      | Calgary   |
| Province    | Alberta   |
| Postal Code | T2Y 4M8   |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Built-in Features, Ceiling Fan(s), Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Pantry   |
| Appliances        | Dishwasher, Dryer, Freezer, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Washer, Window Coverings, Garburator |
| Heating           | Forced Air, Natural Gas, Fireplace(s)                                                                                    |
| Cooling           | Central Air                                                                                                              |
| Fireplace         | Yes                                                                                                                      |
| # of Fireplaces   | 1                                                                                                                        |
| Fireplaces        | Gas, Great Room, Tile                                                                                                    |
| Has Basement      | Yes                                                                                                                      |
| Basement          | Finished, Full                                                                                                           |

### Exterior

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior Features | BBQ gas line                            |
| Lot Description   | Landscaped, No Neighbours Behind, Treed |
| Roof              | Asphalt Shingle                         |
| Construction      | Stone, Stucco, Wood Frame               |
| Foundation        | Poured Concrete                         |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 24th, 2025 |
| Days on Market | 106              |
| Zoning         | R-G              |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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