

DEXTER/CO

LUXURY REAL ESTATE



## DREAM BUNGALOW

551 EVERGREEN CIR SW

CALGARY, AB

COMMUNITY OF EVERGREEN

exp<sup>®</sup>  
REALTY

LUXURY

# PROPERTY SPECS

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3 BD 2.5 BA 2,927 SF

- EXTENSIVELY RENOVATED
- TWO CAR OVERSIZED HEATED GARAGE
- RADIANT IN-FLOOR HEATED LOWER LEVEL
- WEST FACING BACKYARD
- MOVE IN READY HOME
- MAIN LEVEL PRIMARY SUITE

# PROPERTY STATS

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PROPERTY TYPE	BUNGALOW
YEAR BUILT	2007
TOTAL DEVELOPED SF	2,927
ABOVE GRADE SF	1,589
LOT SIZE	5,301 SF



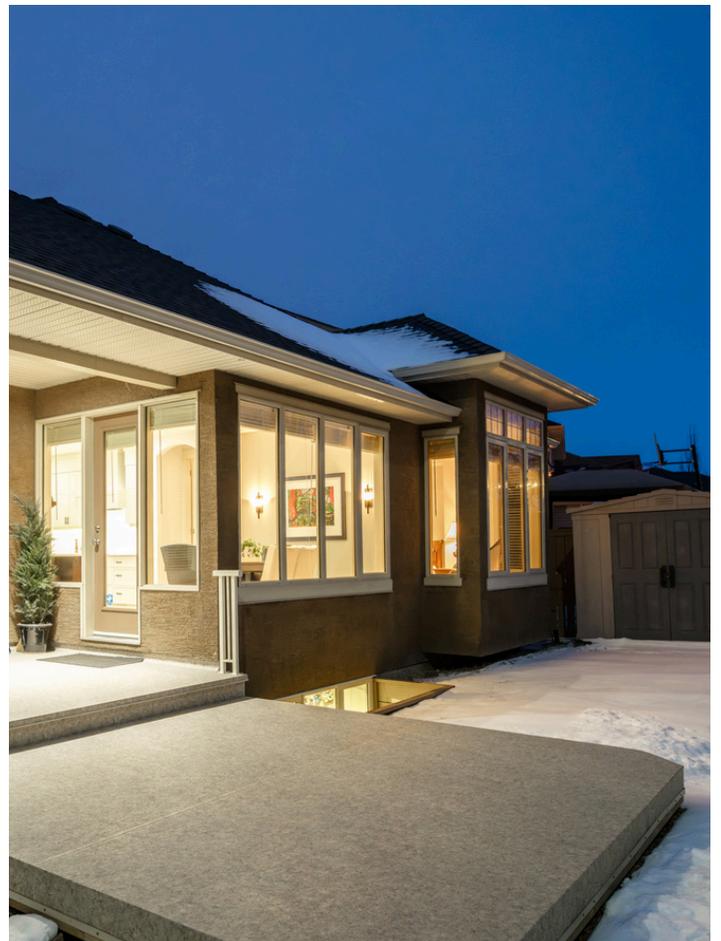
# TIMELESS ARCHITECTURAL DETAILS

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The combination of quality materials, timeless design, and meticulous maintenance come together to provide superb curb appeal and worry free living for years to come!

## KEY FEATURES:

- Exposed aggregate driveway
- Cultured stone accents
- Low maintenance landscaping
- Irrigation system
- New garage doors



# YOU HAVE ARRIVED

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From the moment you step inside, this home offers open bright spaces great for every day living and entertaining with friends and family!

## KEY FEATURES:

- Solid wood front door with rich espresso finish
- Freshly updated neutral wall paint
- New wide plank flooring throughout the main level
- High ceilings
- 8' door heights





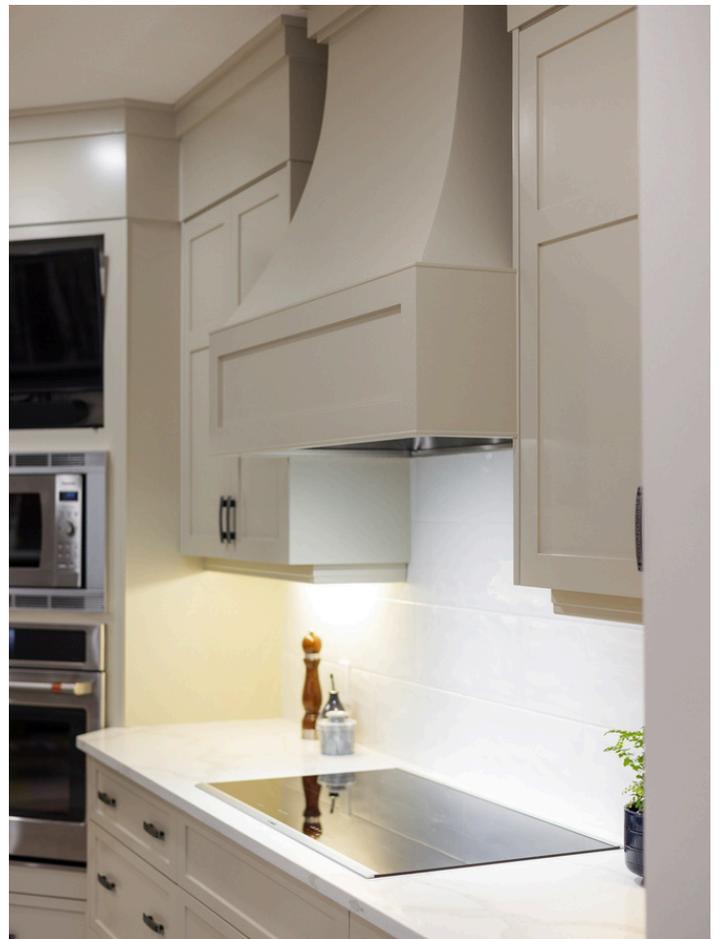
# WELL-APPOINTED MODERN KITCHEN

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Thoughtfully renovated to maximize storage, style, and functionality, this kitchen will truly serve as the heart of your home!

## KEY FEATURES:

- Bright modern quartz counter tops
- Luxury appliance package including a Sub-Zero refrigerator, Bosch induction cooktop, Vent-A-Hood range hood, built-in GE Cafe wall oven, Bosch dishwasher, & built-in microwave
- Expansive island with large undermount sink and garburator
- Floor to ceiling cabinetry with soft close features and under cabinet lighting
- Built-in niche with mounted TV
- Modern designer pendant lighting











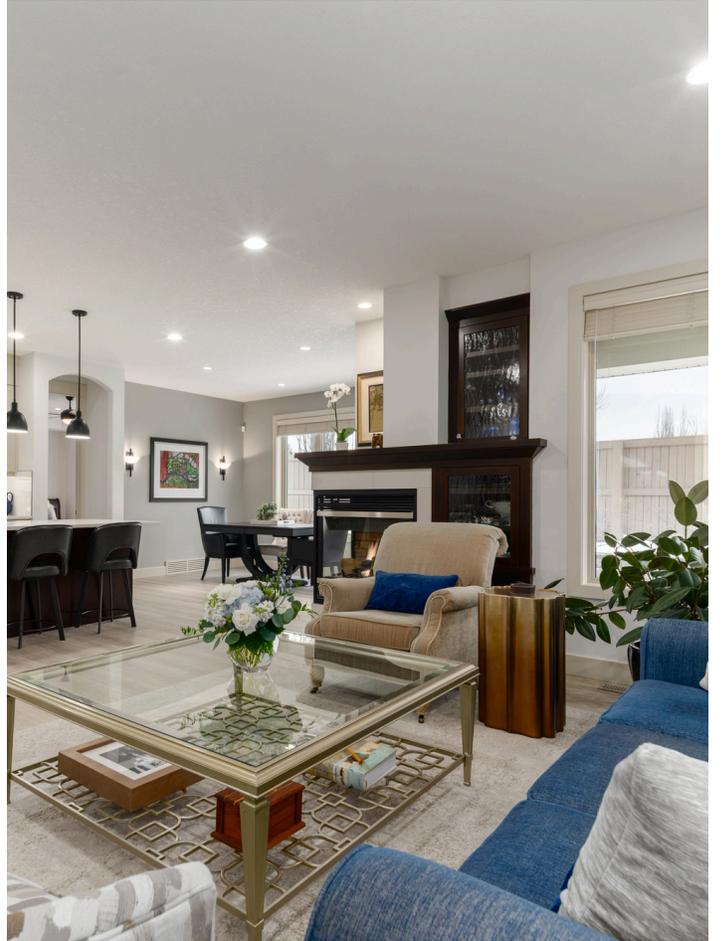
## ELEVATED LIVING SPACE

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A great space to watch your favorite show or catch up with your loved ones after dinner, this living room is cozy, bright, and inviting!

### KEY FEATURES:

- Sleek fireplace with tiled facade and a rich wood mantel
- Custom built-in cabinets with textured rain glass doors
- Large West facing window
- Tv wall receptacle for a seamless wall mount



# PRIMARY SUITE OASIS

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After a long day, retreat to your primary suite to wind down in luxury and comfort!

## KEY FEATURES:

- Expansive space with large West facing window and an abundance of space for a
- king sized bed, dresser, and a reading nook
- Spa like ensuite with electric in-floor heating
- Large dual vanity with quartz counter tops, quartz trim backsplash, and a counter
- to ceiling mirror with sconce lighting
- Built-in soaker tub with quartz topper and stylish white tile finish on the walls
- Large shower with bench seating, two wall niches, fully tiled walls and ceiling, as
- well as stylish grey hexagon tile. All enclosed behind a glass wall and door.
- Pocket door leading to the walk-in closet with plenty of storage for all your everyday essentials









# MAIN FLOOR AUXILIARY SPACES

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Further adding to the overall functionality of this home are superb spaces and features like the main floor executive style office, half bath, laundry room, mud room, walk-in pantry, oversized garage, and dining area.

## KEY FEATURES:

- Main floor office with 12' ceilings, large East facing window, rich wood custom built-in desk and storage
- Expansive mudroom with modern tile, floor to ceiling built-in cabinetry with bench seating, locker style cubbies, and a separate space for hanging jackets and seasonal storage
- Main floor laundry with multi-tiered quartz counters, sink, and additional cabinet storage
- Walk in pantry with full freezer
- Oversized garage with plenty of depth for large trucks, an overhead gas heater, tire storage, additional wall storage options, and an abundance of ceiling height for additional overhead storage or car lifts











## LOWER LEVEL ENTERTAINING & LIVING

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Just down the stairs is the ideal space to watch the game with friends, host a game night, or binge your favorite series. Featuring a wet bar area and media space, this level has everything you need for entertaining!

### KEY FEATURES:

- Radiant in-floor heating throughout the entire level
- Warm toned carpet throughout
- Plenty of space for a media and games area
- High ceilings
- Wet bar with stainless steel sink, beverage fridge, tiled floor, floor to ceiling
- cabinetry for all your storage needs





## LOWER LEVEL AUXILIARY SPACES

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Two additional bedrooms, a four-piece bathroom, and an expansive work shop that offers great potential to customize the home to your specific needs with a home gym or anything else your heart desires finishes off this well appointed lower level.

### KEY FEATURES:

- Two large bedrooms with one large walk-in closet and another large closet, great for guests
- Bathroom with updated quartz counter tops, large format neutral tiling, and a shower/tub combo
- The expansive workshop features an egress window and plenty of square footage, making it ideal for a home gym, additional bedroom, theatre space, craft room, or anything else you might need to make this home perfect for your everyday needs!









# RECENT RENOVATIONS & UPGRADES

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## KITCHEN

- Bosch induction cooktop
- Bosch dishwasher
- GE Cafe wall oven
- Frigidaire upright freezer
- Sub-zero Refrigerator (Mar 2025)
- Cabinets extended to ceiling, refinished, soft close mechanisms added
- Backsplash done
- New quartz counters
- Island pendant lighting
- Faucet



## PRIMARY BEDROOM & ENSUITE

- New paint & flooring
- Quartz counters
- Vanity mirror & lighting
- Floor tile & in-floor heating
- Re-did built-in tub with quartz top & new tile
- New toilet





## COMMON AREAS

- New flooring throughout main level
- Fresh paint throughout
- New counters, toilet, & cabinets resurfaced in guest bathroom
- New counters, sink, & faucet in laundry room

## MECHANICAL SYSTEMS

- Central vacuum system
- Kinetico water softener & dechlorinator
- Dual zone tankless water heater
- Lennox high efficiency furnace (Nov 2024)

## OTHER

- New garage doors
- Installed new garage gas heater
- New railings for deck, front step, & garage
- LG washer & dryer (Nov 2023)
- Deck re-built & resurfaced (Summer 2025)
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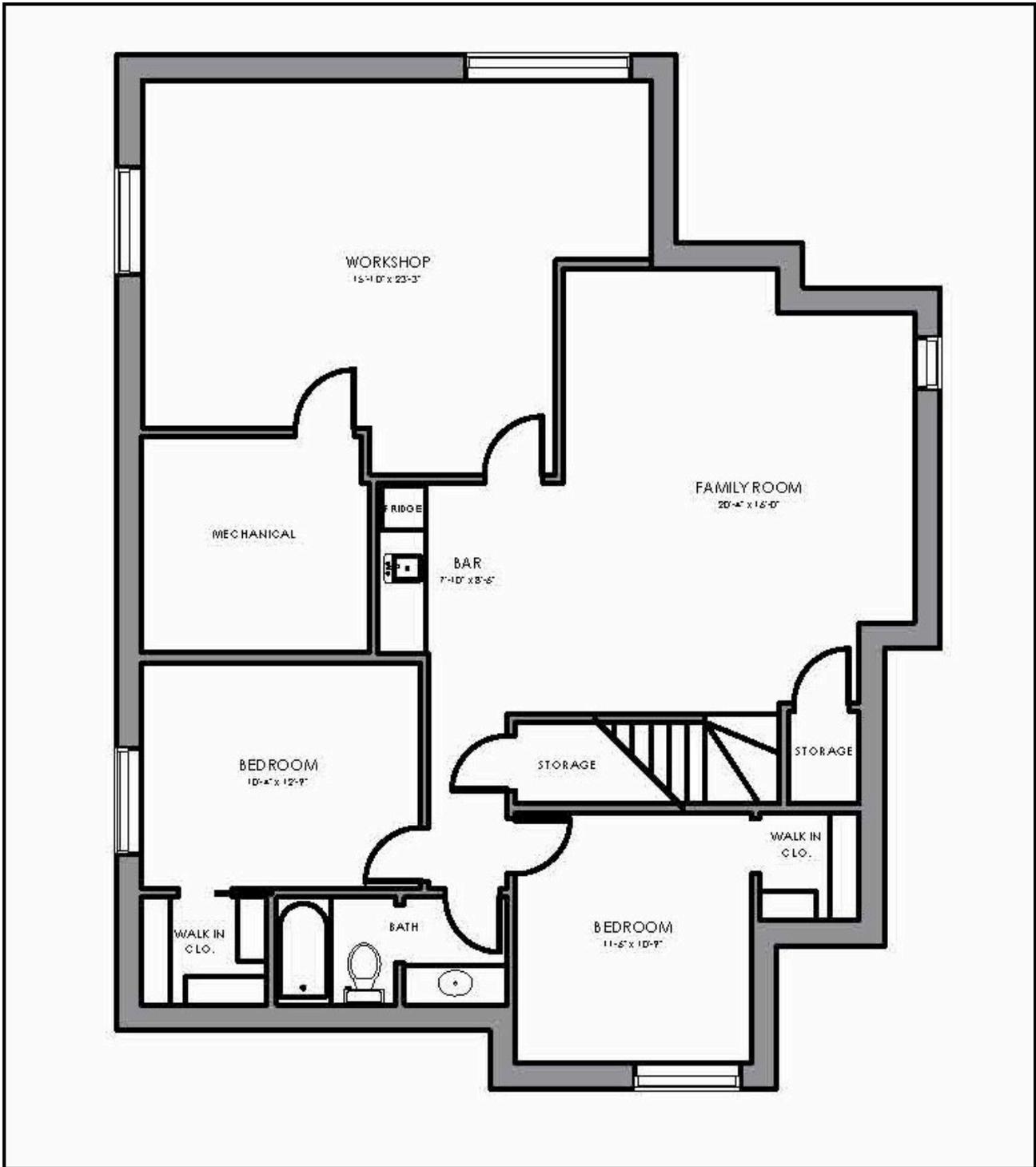
# MAIN LEVEL FLOORPLAN



MAIN-LEVEL  
1,589 SF

# LOWER LEVEL FLOORPLAN

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LOWER-LEVEL  
1,338. SF



# COMMUNITY OF EVERGREEN



Nestled along Calgary's Southwest edge, Evergreen is one of the city's most established and desirable communities, offering a perfect balance of natural beauty, family-friendly amenities, and convenient urban access. Bordering Fish Creek Provincial Park, the neighbourhood provides residents with an exceptional connection to nature while maintaining easy access to major roadways and city conveniences.

Residents enjoy proximity to a wide range of shopping, dining, and daily essentials, with nearby centres such as Shawnessy Shopping Centre, Millrise Plaza, and the Shops at Buffalo Run. The community also benefits from quick connections to Macleod Trail, Stoney Trail, and the Somerset-Bridlewood LRT station, making commuting to downtown Calgary or other areas of the city both simple and efficient.

Evergreen is particularly known for its welcoming atmosphere and strong sense of community. Families are drawn to the area for its excellent schools, including Evergreen School, Marshall Springs School, and nearby secondary schools, as well as the many parks, playgrounds, and pathways woven throughout the neighbourhood.

The community features a mix of beautifully maintained homes, quiet residential streets, and thoughtfully designed green spaces. Mature landscaping, scenic walking paths, and nearby natural areas contribute to Evergreen's peaceful and established character.



Outdoor living is a central part of life in Evergreen. With direct access to Fish Creek Provincial Park – one of North America's largest urban parks – residents enjoy endless opportunities for walking, cycling, and year-round recreation along miles of picturesque pathways.



For everyday convenience and leisure, the neighbourhood is just minutes from grocery stores, restaurants, fitness facilities, and entertainment options. Combined with its natural surroundings and strong community feel, Evergreen delivers a balanced lifestyle that continues to make it one of Calgary's most sought-after Southwest communities.



**KYLE DEXTER**  
TEAM LEAD

C | 403.690.7589  
E | KYLE@DEXTERANDCO.CA  
IG | @KTDEXTER



**JOSH WHITE**  
REAL ESTATE ADVISOR

C | 403.333.5480  
E | JOSH@DEXTERANDCO.CA  
IG | @JOSHWHITEYYC



**OLIVIA POPOWICH**  
REAL ESTATE ADVISOR

C | 403.472.1174  
E | OLIVIA@DEXTERANDCO.CA  
IG | @OLIVIAPOPOWICHHOMES



**JARED CLARK**  
REAL ESTATE ADVISOR

C | 403.555.2275  
E | JARED@DEXTERANDCO.CA  
IG | @JAREDDANIELCLARK



**RYAN WOOLMAN**  
REAL ESTATE ADVISOR

C | 403.919.8673  
E | RYAN@DEXTERANDCO.CA  
IG | @RYANWOOLMANREALESTATE



**ZHU DEXTER**  
DIRECTOR OF GOOD VIBES

C | 403.555.2275  
E | ZHU@DEXTERANDCO.CA  
IG | @GOODBOY\_ZHU