

**1522 Evergreen Drive SW
Calgary, Alberta**

MLS # A2202267



\$900,000

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,480 sq.ft.	Age:	1991 (34 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Heated Garage, Oversized		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, Level, Rectangular Lot, See Remarks, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cement Fiber Board, Composite Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, High Ceilings, Jetted Tub, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Skylight(s), Storage, Tray Ceiling(s), Walk-In Closet(s), Wet Bar

Inclusions: interior alarm equipment (unmonitored)

Evergreen Estates Exclusive!! Meticulously maintained and tastefully updated, this sprawling single family home features timeless finishings, modern upgrades, and FIVE UPSTAIRS BEDROOMS!! With a functional floorpan and classic design, the main floor boasts two exceptional yet cozy living room/family room areas, traditional dining room, and a well-appointed, incredibly well-kept kitchen. The numerous cabinets and expanse of counter space (incl. separate/movable island) are second only to the abundance of natural light positively illuminating the breakfast nook, and taking centre stage. Upstairs is host to FOUR additional and spacious secondary bedrooms, main bath, multipurpose loft area with built-ins, and a true primary retreat. Beautiful bay windows, and a sunny south exposure showcases the generous size of the primary, fit and finished with his and hers walk-in closets. The private ensuite features separate tub, walk-in shower, and considerable counter space! The fully finished lower level has been carefully considered and fully developed with a sizeable rec. room, wet bar and flex space, ample storage and an opportunity for additional bedroom -if desired. The double attached garage is a true extension of the home; oversized and heated with high ceilings, allowing adequate room to work or play. Mature landscaping and tree growth has been beautifully maintained and provides the backyard both shade and privacy! Recent upgrades include (but are not limited to) NEW roof (50 year shingles), NEW hot water tank, and NEW high efficiency furnace! Located just a short distance from schools, shopping, public transit, parks, pathways and many other great amenities, this stunning two-storey is the perfect place to call home. Welcome home! Welcome to Evergreen!