

1574 Evergreen Drive SW
Calgary, Alberta

MLS # A2205797



\$779,800

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,041 sq.ft.	Age:	1994 (31 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), Landscaped, Many Trees, Private, Rectangu		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Chandelier, Crown Molding, Double Vanity, French Door, Granite Counters, Kitchen Island, Low Flow Plumbing Fixtures, Vinyl Windows		
Inclusions:	Garage Shelving, Garden Shed, Shoe Rack		

Over 100K in upgrades with superb quality and craftsmanship! Welcome to this immaculate and meticulously upgraded exquisite Albi-built home in the prestigious Evergreen Estates. Ideally situated across from a park and playground and just steps from Fish Creek Park, this executive residence offers luxury, style, comfort, and convenience. Step inside to find a bright and spacious main floor featuring hardwood and ceramic tile flooring, with a welcoming front entry adorned with slate tile stairs, a new door, and a brand-new window for better lighting. The impressive living room boasts a soaring 16' cathedral ceiling, an elegant chandelier, and a cozy gas fireplace, creating a grand space for entertaining or relaxation. The custom chef's kitchen is breathtaking, offering elegant white cabinetry, granite countertops, a dual gas/electric self-clean stove, a built-in microwave, a dual sink, a garburator, and stainless steel appliances—perfect for everyday living and hosting guests. Relax and unwind in the family room, enhanced by a newly installed wood-burning/gas fireplace with a beautiful mantle and slate hearth. Thoughtful upgrades continue throughout the home, including new stylish light fixtures, new carpet, faux wood blinds, designer wainscoting on walls and pillars, new doors, freshly painted walls and ceilings, and the list goes on. Upstairs, a well-appointed bonus room offers additional living space, a master suite, spacious bedrooms, and two full bathrooms. The luxurious primary suite is your private retreat, featuring a French door with 8" decorative moldings leading to a serene ensuite bath with a jetted tub and dual sinks. The suite also boasts a charming upgraded Juliet balcony overlooking the living room. Plus, enjoy the convenience of upper-level laundry. The fully developed basement provides even more space with a large

recreation room, cozy media room, fourth spacious bedroom, and another 3-piece bathroom with a new shower stand—ideal for guests or a growing family. Outside, the private, northwest-facing backyard is a true oasis, featuring fruit and mature trees, beautiful landscaping, and a spacious two-tiered deck with new well-crafted railing—perfect for summer gatherings or peaceful relaxation. A shed offers additional storage for your outdoor essentials. Additional upgrades include a new garage door, new driveway, stonework, a new furnace, low-flush toilets, air conditioning, and soffit lighting professionally installed by Trimlight, providing a warm, inviting exterior feeling. This pristine home is perfectly located near schools, shopping, and the LRT station, making daily life effortless. With its harmonious blend of timeless charm and modern comfort, this exceptional property truly has it all—location, value, and luxury. Don't miss your chance to make this extraordinary retreat your own. Book your private tour today!