



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1839 Evergreen Drive SW
Calgary, Alberta

MLS # A2328133



\$975,000

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,405 sq.ft.	Age:	2005 (21 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Front Drive		
Lot Size:	0.12 Acre		
Lot Feat:	Landscaped, Lawn, Level, See Remarks, Treed		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Kitchen Island, See Remarks, Walk-In Closet(s)		

Inclusions: N/A

Welcome home to this beautifully renovated and impeccably maintained house in the established and desirable community of Evergreen Estates. Built by California Homes and extensively updated throughout, this exceptional two-story residence offers the perfect blend of timeless craftsmanship, beautiful finishes, and functional family living. From the moment you step inside, you'll appreciate the 9 foot ceilings and beautiful engineered hardwood floors that flow seamlessly throughout the entire home. High end finishings are visible on all levels including custom built-ins and carefully curated details that create a truly warm, inviting and welcoming home. The bright and open main floor offers plenty of space to gather and entertain in your beautifully renovated kitchen and living area, while the private and mature backyard creates a peaceful retreat to enjoy a quiet coffee in the morning or enjoy a relaxing summer dinner on your patio. Designed with flexibility in mind, the spacious main floor den can easily serve as a beautiful home office, additional family space or a convenient main floor bedroom. A thoughtfully designed mudroom with custom built-ins and a nearby laundry room provide both style and practicality for busy families. Upstairs you'll find a cozy nook area that could be utilized as a study centre or additional office space, a spacious and bright primary retreat with a beautiful walk-in closet, and two additional generously sized bedrooms. This home is ideally situated close to excellent schools, parks, amenities and the extensive pathway system of Fish Creek Park. This lovingly cared for and extensively updated home is looking for its next owners - book your showing today!