



GRASSROOTS
REALTY GROUP

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1835 Evergreen Drive SW
Calgary, Alberta

MLS # A2330633



\$880,000

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,290 sq.ft.	Age:	2005 (21 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), Other, Paved		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Cork, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame, Wood Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, High Ceilings, No Smoking Home, Pantry, Storage, Vinyl Windows, Walk-In Closet(s), Wired for Sound		
Inclusions:	NA		

Welcome to this beautifully maintained family home in the highly desirable community of Evergreen Estates, offering over 3,000 sq. ft. of finished living space. From the impressive high ceiling foyer to the spacious, functional layout, this home is designed for comfortable family living. The main floor features a bright kitchen with dark wood cabinetry, brand new stainless steel appliances, and plenty of workspace for cooking and entertaining. The adjacent living and dining areas flow seamlessly to the large deck, overlooking a beautifully landscaped, private backyard, perfect for summer BBQs, relaxing, or hosting family and friends. Upstairs, you'll find three generously sized bedrooms, including a spacious primary retreat with a luxurious ensuite featuring dual sinks, a separate shower, and a jetted soaker tub. A bright bonus room provides the perfect space for family movie nights, a playroom, or a home office. The fully finished basement adds even more versatility with a fourth bedroom complete with a built-in desk, making it ideal for guests, a student, or a home office. You'll also appreciate the massive storage area, offering plenty of room to keep everything organized. Recent updates include fresh paint throughout the home and a new roof installed in 2021, giving you peace of mind for years to come. Located less than a 15 minute walk from Fish Creek Provincial Park, this exceptional home is close to top rated schools, parks, shopping, restaurants, and all the amenities Evergreen has to offer. This is an outstanding opportunity to own a spacious home in one of Calgary's most sought after family communities.