



GRASSROOTS
REALTY GROUP

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1574 Evergreen Drive SW
Calgary, Alberta

MLS # A2333043



\$829,900

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,086 sq.ft.	Age:	1994 (32 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Chandelier, Double Vanity, French Door, Granite Counters, No Animal Home, No Smoking Home, Tankless Hot Water		
Inclusions:	Shed		

Open house cancelled. Welcome to this impeccably maintained home in the desirable community of Evergreen Estates. An attractive stucco exterior, stone accents, an upgraded garage door, and mature landscaping create exceptional curb appeal. The grand front entry welcomes you with a soaring 16-foot open-to-above ceiling, a statement chandelier, and an elegant Juliet balcony overlooking the living room, creating a bright and impressive first impression. The living room and family room are visually connected, creating an open and airy feel while maintaining distinct spaces. Two fireplaces add warmth and comfort throughout the home. The beautifully renovated kitchen features full-height white cabinetry, granite countertops, stainless steel appliances, a dual gas/electric range, a built-in microwave, and a spacious breakfast bar. A large farmhouse sink overlooks the beautifully landscaped backyard, making everyday tasks a pleasure. A separate formal dining room provides an elegant setting for family meals and special occasions. The upper level offers a spacious primary suite with French doors leading to a Juliet balcony overlooking the open-to-below living room. The updated 5-piece ensuite features dual sinks, a jetted tub, and a separate shower. Two additional bedrooms are complemented by a generous central bonus room, creating an ideal space for family living. Convenient upper-level laundry adds everyday practicality. The fully finished basement offers a large recreation room, a fourth bedroom and a full bathroom with cheater access, creating a private ensuite-like setup. Step outside to the beautifully landscaped northwest-facing backyard with mature trees, seasonal blooms that flower in succession, and a spacious deck, offering a private setting for relaxing or entertaining. Enjoy an outstanding location directly across from a park and

playground, just steps from Fish Creek Park, schools, Costco, shopping, restaurants, and everyday amenities are all within minutes, with quick access to Stoney Trail. Being located beside a playground zone means slower traffic, providing added peace of mind for families. Recent upgrades include complete Poly-B plumbing replacement(2025), new tankless hot water system(2025), high-efficiency furnace (2017), A/C unit (2018), new garage door (2021) offering added peace of mind for the new owners.