



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

14125 Evergreen Street SW
Calgary, Alberta

MLS # A2334279



\$725,000

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,388 sq.ft.	Age:	1991 (35 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Dog Run Fenced In, Front Yard, No Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Pantry, Storage, Walk-In Closet(s)		

Inclusions:	n/a
-------------	-----

Open House on Saturday, Aug 8th from 1-3pm! Nestled on a quiet street in the highly coveted community of Evergreen Estates, this stunning property won't disappoint. This home offers over 3600 sqft of exceptional living space, 4 spacious bedrooms, a double attached garage and so much more. An inviting main floor that features a cozy living room for your morning coffee, a vast dining area, an office for those work from home days and a bright floor plan that's made for entertaining. The kitchen showcases stainless steel appliances (2022), pantry and plenty of cabinet space. Enjoy an evening bbq with family and friends in your west facing backyard on your expansive deck. Powder room and laundry/mudroom to complete the main floor. The upper floor is just as impressive. The master retreat boast a generous walk in closet as well as a 4 piece ensuite. Two more spacious bedrooms which is perfect for a growing family and a 4 piece main bathroom to complete the upper level. The fully finished basement offers an expansive family room for movie night, a generous flex space, a 4th bedroom and 3 piece bathroom. Other recent updates include a Hot Water Tank (2022), Garage door motor (2024), Furnace (2025), Deck/retaining wall (2025) and main level laminate flooring/baseboards/trim (2025). Conveniently located, only minutes away from walking/biking pathways to Fish Creek Park, schools, restaurants and shops. Easy access to Stoney and Macleod Trail. Come see this incredible property for yourself!