$974,000 - 1758 Evergreen Drive Sw, Calgary

MLS® #A2214566

$974,000

4 Bedroom, 4.00 Bathroom, 2,742 sqft
Residential on 0.13 Acres

Evergreen, Calgary, Alberta

Located in the family friendly Evergreen Estates, this superb home offers over 3,900 sq ft of developed living space with an abundance of natural sunlight flowing throughout and is within easy walking distance to schools, parks, and steps to Fish Creek Park. The exceptional layout and design of this home is evident when you first enter the grand foyer showcasing maple hardwood floors, and an open floor plan. A sizeable private front office with French doors separates the office from the rest of the home for the utmost privacy. Soft angles and a curved archway lead to a formal dining room that can handle special occasions or intimate dinners. There's plenty of room for more than one cook in this magnificent kitchen boasting granite counters, a plethora of maple cabinetry, corner pantry, and centre island with raised breakfast bar that overlooks a charming breakfast nook for everyday meals. Adorned in natural light is the main floor living room is anchored by a cozy gas fireplace and is an ideal spot to unwind with a good book. The main floor laundry room is located off the attached double car garage, and a discreet powder room completes the main floor. As you ascend to the second level, you'll find an expansive bonus room for additional family entertainment, charming balcony that overlooks the front street, and a loft that can ideally function as yoga/meditation space or secondary home office. The serene primary offers vaulted ceilings and leads to a 4pc ensuite with soaker tub, separate shower and

custom walk-in closet. Two additional generously sized bedrooms and an additional full bathroom complete the upper level. A fully finished basement offers a vast rec room with games area, fourth bedroom (great for teens or guests), large storage room, and full bathroom. The fully fenced West exposed backyard is basked in afternoon and evening sun with kid-sized green space and raised deck for family dinners outside. Gardeners will love the abundance of trees and space for lush gardens. A raised rock garden is an ideal tranquil space for a water feature and adds to the charm of this home. Located within close proximity to three schools, easy access to public transit, quick access to Stoney Trail and the nearby Costco and shops of Tsuut'ina. This estate property is exceptional value and ready for your family to call it "home."

Built in 2002

Essential Information

MLS® #	A2214566
Price	$974,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,742
Acres	0.13
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	1758 Evergreen Drive Sw
Subdivision	Evergreen

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 3T7

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Garage Faces Front
# of Garages	2

Interior

Interior Features	Breakfast Bar, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage, Track Lighting, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Cooktop, Microwave, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Yard, Garden, Landscaped, Lawn, Level, Rectangular Lot, Street Lighting, Treed, Interior Lot
Roof	Pine Shake
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 24th, 2025
Days on Market	30
Zoning	R-G

Listing Details

Listing Office	RE/MAX House of Real Estate