

\$779,800 - 1574 Evergreen Drive Sw, Calgary

MLS® #A2205797

\$779,800

4 Bedroom, 4.00 Bathroom, 2,041 sqft
Residential on 0.12 Acres

Evergreen, Calgary, Alberta

Over 100K in upgrades with superb quality and craftsmanship! Welcome to this immaculate and meticulously upgraded exquisite Albi-built home in the prestigious Evergreen Estates. Ideally situated across from a park and playground and just steps from Fish Creek Park, this executive residence offers luxury, style, comfort, and convenience. Step inside to find a bright and spacious main floor featuring hardwood and ceramic tile flooring, with a welcoming front entry adorned with slate tile stairs, a new door, and a brand-new window for better lighting. The impressive living room boasts a soaring 16'™ cathedral ceiling, an elegant chandelier, and a cozy gas fireplace, creating a grand space for entertaining or relaxation. The custom chef's™ kitchen is breathtaking, offering elegant white cabinetry, granite countertops, a dual gas/electric self-clean stove, a built-in microwave, a dual sink, a garburator, and stainless steel appliances—perfect for everyday living and hosting guests. Relax and unwind in the family room, enhanced by a newly installed wood-burning/gas fireplace with a beautiful mantle and slate hearth. Thoughtful upgrades continue throughout the home, including new stylish light fixtures, new carpet, faux wood blinds, designer wainscoting on walls and pillars, new doors, freshly painted walls and ceilings, and the list goes on. Upstairs, a well-appointed bonus room offers additional living space, a master suite, spacious



bedrooms, and two full bathrooms. The luxurious primary suite is your private retreat, featuring a French door with 8" decorative moldings leading to a serene ensuite bath with a jetted tub and dual sinks. The suite also boasts a charming upgraded Juliet balcony overlooking the living room. Plus, enjoy the convenience of upper-level laundry. The fully developed basement provides even more space with a large recreation room, cozy media room, fourth spacious bedroom, and another 3-piece bathroom with a new shower standâ€”ideal for guests or a growing family. Outside, the private, northwest-facing backyard is a true oasis, featuring fruit and mature trees, beautiful landscaping, and a spacious two-tiered deck with new well-crafted railingâ€”perfect for summer gatherings or peaceful relaxation. A shed offers additional storage for your outdoor essentials. Additional upgrades include a new garage door, new driveway, stonework, a new furnace, low-flush toilets, air conditioning, and soffit lighting professionally installed by Trimlight, providing a warm, inviting exterior feeling. This pristine home is perfectly located near schools, shopping, and the LRT station, making daily life effortless. With its harmonious blend of timeless charm and modern comfort, this exceptional property truly has it allâ€”location, value, and luxury. Donâ€™t miss your chance to make this extraordinary retreat your own. Book your private tour today!

Built in 1994

Essential Information

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|------------|-----------|
| MLS® # | A2205797 |
| Price | \$779,800 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 3 |

| | |
|----------------|-------------|
| Half Baths | 1 |
| Square Footage | 2,041 |
| Acres | 0.12 |
| Year Built | 1994 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 1574 Evergreen Drive Sw |
| Subdivision | Evergreen |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2Y 3B7 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 4 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Chandelier, Crown Molding, Double Vanity, French Door, Granite Counters, Kitchen Island, Vinyl Windows, Low Flow Plumbing Fixtures |
| Appliances | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating | Forced Air |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 2 |
| Fireplaces | Gas, Wood Burning, Mixed |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--------------------------------------|
| Exterior Features | BBQ gas line, Lighting, Private Yard |
|-------------------|--------------------------------------|

| | |
|-----------------|----------------------------------------------------------------------------------------------------|
| Lot Description | Back Yard, Landscaped, Many Trees, Private, Rectangular Lot, Street Lighting, Fruit Trees/Shrub(s) |
| Roof | Asphalt Shingle |
| Construction | Stucco, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

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|----------------|------------------|
| Date Listed | March 29th, 2025 |
| Days on Market | 5 |
| Zoning | R-G |

Listing Details

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|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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