



GRASSROOTS
REALTY GROUP

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1567 Evergreen Drive SW
Calgary, Alberta

MLS # A2266781



\$640,000

Division:	Evergreen		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,523 sq.ft.	Age:	1993 (32 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Faces Front		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Garden, Landscaped, Lawn, Low Maintenance		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Laminate, Tile
Roof:	Cedar Shake
Basement:	Full
Exterior:	Brick, Stucco, Wood Frame
Foundation:	Poured Concrete
Features:	High Ceilings, Jetted Tub, Storage

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-G
Utilities:	-

Inclusions: None

You are invited to discover this exceptional 1,522 sqft bungalow nestled in the highly sought-after, family-friendly community of Evergreen Estates. This home offers a perfect blend of sophisticated design, abundant natural light, and immense potential, making it an incredible value. Step inside and be instantly captivated by the high ceilings and the airy, open feel. The spacious living Room is the heart of the home, where you can unwind in front of the elegant three-sided gas fireplace on a crisp evening, creating an atmosphere of cozy refinement. Culinary adventures await in the well-appointed kitchen, which boasts ample cabinetry and counter space, and flows seamlessly into a charming breakfast nook. For larger gatherings, the adjacent dining room provides the ideal setting for entertaining guests and creating lasting memories. A true jewel of this home is the serene solarium a bright, warm retreat perfect for savoring your morning coffee or showcasing your favorite botanical collection year-round. Retreat to the luxurious primary suite, a sanctuary of comfort featuring a generously sized walk-in closet and a spa-like 4-piece ensuite complete with a relaxing jetted tub. The main floor is completed by a convenient laundry room and a discreet powder room. The home offers a fantastic canvas for expansion with its partially finished basement. Already featuring a large additional bedroom with a walk-in closet and a 4-piece bathroom, completing this level means you can effortlessly double your living area, making it an ideal solution for large or multi-generational families seeking customizable space. Outside, the fenced, sunny south-facing backyard is a delightful oasis, basking in afternoon sun. Gardeners will appreciate the established, low-maintenance landscaping that provides year-round beauty. The location is unparalleled, placing you just minutes from all

modern amenities: schools, shopping, and public transit are easily accessible. Enjoy swift access to Stoney Trail and the vast natural playground of Fish Creek Park. This property is a rare find offering exceptional quality and lifestyle, don't let this opportunity pass you by. Book your private showing today!