



**1742 Evergreen Drive SW
Calgary, Alberta**

MLS # A2290417



\$950,000

Division:	Evergreen		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,810 sq.ft.	Age:	1999 (27 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Driveway, Insulated, On Street, Triple Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Corner Lot, Front Yard, Low Maintenance Landscape, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Open Floorplan, See Remarks, Storage, Walk-In Closet(s), Wet Bar

Inclusions: Speaker system/Pool table and attachments, Dining table and hutch, irrigation system, security system, Black fridge in basement

Meticulously updated in 2017, this stunning custom-built ShowHome by California Homes occupies a prime corner lot in the highly sought after Evergreen Estates, seamlessly combining timeless elegance with modern sophistication. Boasting over 3,300 sq. ft. of beautifully finished living space, the home offers 4+1 spacious bedrooms, 3 bathrooms, a triple attached garage, in-floor heating on the lower level, a wet bar, Wine room, an irrigation system, central air conditioning and MORE. The extraordinary backyard is designed with maintenance free living, featuring grey paving stones artfully arranged in circular patterns, while the front driveway and garage share the same premium paving, uniting the home's exterior with understated sophistication. Step through the welcoming entry and experience immediate architectural elegance. Rich engineered hardwood flooring lead to the formal dining room, where a multi-tier tray ceiling with intricate detailing and decorative crown moulding that commands attention. Graceful archways frame the space, creating the perfect setting for both intimate dinners and grand entertaining. The chef's dream kitchen is a masterclass in design and functionality, with custom maple cabinetry accented by crown moulding throughout the home, premium granite countertops, a generous central island, and newer (2022) stainless steel appliances package. Expansive windows bathe the main floor in natural light, creating a bright, warm, and inviting atmosphere throughout. The main level is further enhanced by a spacious home office that can be easily converted into a guest bedroom. A thoughtfully designed mudroom with the additional cabinetry for storage, blending style with practicality. The primary suite on the main floor offers a serene retreat, featuring a spa like 5 pc ensuite with jetted tub, dual vanities, and an expansive walk-in closet.

Ascend to the fully finished lower level, with 3 additional generously sized bedrooms, a massive family/game room(pool table included), a 4-piece bathroom, and a well-appointed wine room with a wet bar. In-floor heating for added comfort and warmth. Located in an unmatched setting, that offers effortless access to schools, shopping, public transit, with seamless access via Stoney Trail, while the natural beauty of Fish Creek Park is just moments away. Rarely does a property of this caliber come to market, schedule your private showing today to experience it for yourself.