



GRASSROOTS
REALTY GROUP

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14216 Evergreen Street SW
Calgary, Alberta

MLS # A2143714



\$749,900

Division:	Shawnee Slopes		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,979 sq.ft.	Age:	1990 (34 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Few Trees, Landscaped, Level, R		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Refrigerator & Stove in basement

Nestled in the heart of Evergreen Estates, this Jayman-built residence spans over 3,000 sqft of meticulously designed living space, including a 1,000+ sqft developed walkout basement with a potential income-generating suite (currently illegal). The home's inviting layout, combined with abundant natural light, creates an atmosphere of warmth and openness. Upon arrival, the unique elevation and mature landscaping on an extra large 6275 square foot lot will immediately capture your attention. Enjoy breathtaking sunrises through the oversized east-facing windows of the family room, and stunning sunsets from the west-facing living room. The main level features a spacious living area, a formal dining room, and a cozy family room with a gas fireplace, perfect for family gatherings. The adjoining bright breakfast nook opens to a large second-story deck, offering panoramic views and an ideal spot for morning coffee amidst the flower beds. Upstairs, the primary suite provides a private sanctuary with his and hers walk-in closets and an ensuite bathroom equipped with a jetted tub and separate shower. Two additional generously sized bedrooms and another full bathroom accommodate family and guests comfortably. The fully developed walkout basement is currently configured as an illegal-suite, which can be easily legalized by adding drywall in the mechanical room. This space includes a large entertainment area with a kitchen, a sauna, a cozy guest bedroom, and a full bathroom, ideal for extended family, guests, or potential rental income. The backyard is an oasis, backing onto a scenic green space featuring a new playground, pond, illuminated pickleball/ice rink arena, picnic areas, and paved walkways, perfect for outdoor activities and relaxation. Additional home features include a newer furnace, and a hot water tank. Located conveniently with easy

access to major thoroughfares like Macleod Trail and Stoney Trail, and a 20-minute walk to the Fish Creek Lacombe LRT station, commuting is effortless. Nature lovers will enjoy the proximity to the stunning Fish Creek Park, only a 10-minute walk away, while families will benefit from nearby schools and amenities. This home combines elegance, functionality, and an ideal location to cater to all lifestyles.