



**74 Everglen Crescent SW
Calgary, Alberta**

MLS # A2152985



\$759,000

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,952 sq.ft.	Age:	2007 (17 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Cul-De-Sac, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Pantry, Quartz Counters, Storage, Walk-In Closet(s), Wet Bar		

Inclusions: Basement fireplace and Refrigerator

A newly renovated gem that perfectly marries modern elegance with classic charm. This exceptional property boasts 5 bedrooms and 3.5 bathrooms, thoughtfully upgraded with high-quality finishes and meticulous attention to detail, ensuring a luxurious living experience. Upon entering, you are welcomed by a spacious foyer that leads to an expansive open-concept living area. The living room is a bright and airy space, featuring large windows that flood the room with natural light and a cozy fireplace, perfect for those chilly Calgary evenings. The entire home boasts new flooring, fresh paint, and contemporary fixtures, creating a cohesive and sophisticated atmosphere. The kitchen is the heart of this home, newly remodeled with stainless steel appliances, sleek quartz countertops, and a large central island with a breakfast bar. The custom cabinetry and pantry offer plenty of storage, and the designer backsplash adds a stylish touch. The adjacent dining area is perfect for gatherings and has a great flow for entertaining. Upstairs, you'll find a bonus room that adds extra space for family activities or relaxation. The primary bedroom is a peaceful retreat, complete with a spa-like ensuite bathroom featuring a soaking tub, a glass-enclosed shower, and dual vanities. The walk-in closet is designed with custom shelving for easy organization. Each additional bedroom is generously sized and freshly updated, providing comfort and privacy for family members or guests. The fully finished basement adds significant living space to this home. It offers a versatile area that can be used as a recreation room, home office, or fitness area. The basement also includes an additional bedroom and a full bathroom, perfect for guests or extended family. Outdoor living is a delight with a spacious deck area, ideal for barbecues and al fresco dining. The private backyard offers green space for children

and pets to play, surrounded by trees that enhance the sense of tranquility. Located in a desirable neighborhood, this home is close to schools, parks, shopping, and dining. Don't miss the chance to make 74 Evergreen Crescent SW your new home! Schedule your showing now!