



GRASSROOTS
REALTY GROUP

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1625 Evergreen Drive SW
Calgary, Alberta

MLS # A2200565



\$969,900

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,463 sq.ft.	Age:	1997 (28 yrs old)
Beds:	5	Baths:	4
Garage:	Double Garage Attached, Heated Garage, Insulated, See Remarks		
Lot Size:	0.14 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Tile	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Up To Grade	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Crown Molding, French Door, Granite Counters, High Ceilings, Kitchen Island, See Remarks, Vaulted Ceiling(s)		

Inclusions: Fridge in Basement, Pool table & accessories, Projector, BBQ, Home Gym, Safe, (attached one will stay), snow blower, tool shelves in garage,

An incredible rare opportunity awaits with this exquisite residence, nestled in the sought-after enclave of Evergreen Estates and offering 3336 Sq. Ft. of living space. Situated on a huge lot this unique executive home exudes timeless design and impeccable craftsmanship designed with many custom niches, arches, pillars and details. Upon entering, you'll be greeted by an inviting foyer that leads to sophisticated living spaces adorned with two storey open to above vaulted ceilings, 4'x4' skylite, hardwood flooring, spindle railings, and a curved staircase. The main floor features a formal vaulted living room, a gracious dining room, a cozy breakfast nook, and a comfortable living room, perfect for relaxing evenings by the fireplace. The kitchen offers granite countertops, island, pantry and stainless steel appliances with gas stove. Additionally, there's a versatile bedroom that could serve as an office, a powder room for guests, and a convenient 3 piece bathroom/laundry room with garage access. Ascend to the upper level to the spacious master bedroom suite with vaulted ceilings and a skylite. The ensuite bathroom offers a jetted tub, a separate walk-in shower, and a generous walk-in closet with built-ins. Two more bedrooms and a four-piece bathroom complete the upper level. The fully developed walkup basement is an entertainer's dream, featuring a cozy media/family room with projector and games area with pool table. There is also a 4th bedroom, 5th bedroom/office, another full bathroom and cold storage room. This lower level has separate entrance with walk up to the backyard and offers both comfort and functionality with the potential to add a kitchen and be converted into separated living space. Outside, meticulous landscaping provides a serene retreat for outdoor living and the 10x15' sunroom offers protection from the weather and is perfect for

family and friends gathering and having BBQ's. The established backyard is fenced with colorado pine and has columnar aspen and apple trees which offer plenty of privacy. Plus there is an additional patio at the front of the house. The double attached garage is insulated and heated with new gas heater(2025) and has hot and cold water taps and the low maintenance 50 year ceramic tile roof(2008) provides the buyer peace of mind for decades. Other notable features include extra long driveway that offers ample parking, air conditioning and gas line for BBQ. The mechanical room has 2 furnaces, 2 water tanks, water softener and central vacuum. This residence is steps away from a playground and Fish Creek Park with close proximity to many schools, shopping, train station and all other amenities. Don't miss this rare opportunity to embrace luxurious living in Evergreen Estates. Click the media icon for the video and schedule your private showing today!