

# \$779,800 - 1574 Evergreen Drive Sw, Calgary

MLS® #A2205797

**\$779,800**

4 Bedroom, 4.00 Bathroom, 2,041 sqft  
Residential on 0.12 Acres

Evergreen, Calgary, Alberta

Over 100K in upgrades with superb quality and craftsmanship! Welcome to this immaculate and meticulously upgraded exquisite Albi-built home in the prestigious Evergreen Estates. Ideally situated across from a park and playground and just steps from Fish Creek Park, this executive residence offers luxury, style, comfort, and convenience. Step inside to find a bright and spacious main floor featuring hardwood and ceramic tile flooring, with a welcoming front entry adorned with slate tile stairs, a new door, and a brand-new window for better lighting. The impressive living room boasts a soaring 16'™ cathedral ceiling, an elegant chandelier, and a cozy gas fireplace, creating a grand space for entertaining or relaxation. The custom chef's™ kitchen is breathtaking, offering elegant white cabinetry, granite countertops, a dual gas/electric self-clean stove, a built-in microwave, a dual sink, a garburator, and stainless steel appliances—perfect for everyday living and hosting guests. Relax and unwind in the family room, enhanced by a newly installed wood-burning/gas fireplace with a beautiful mantle and slate hearth. Thoughtful upgrades continue throughout the home, including new stylish light fixtures, new carpet, faux wood blinds, designer wainscoting on walls and pillars, new doors, freshly painted walls and ceilings, and the list goes on. Upstairs, a well-appointed bonus room offers additional living space, a master suite, spacious



bedrooms, and two full bathrooms. The luxurious primary suite is your private retreat, featuring a French door with 8" decorative moldings leading to a serene ensuite bath with a jetted tub and dual sinks. The suite also boasts a charming upgraded Juliet balcony overlooking the living room. Plus, enjoy the convenience of upper-level laundry. The fully developed basement provides even more space with a large recreation room, cozy media room, fourth spacious bedroom, and another 3-piece bathroom with a new shower standâ€”ideal for guests or a growing family. Outside, the private, northwest-facing backyard is a true oasis, featuring fruit and mature trees, beautiful landscaping, and a spacious two-tiered deck with new well-crafted railingâ€”perfect for summer gatherings or peaceful relaxation. A shed offers additional storage for your outdoor essentials. Additional upgrades include a new garage door, new driveway, stonework, a new furnace, low-flush toilets, air conditioning, and soffit lighting professionally installed by Trimlight, providing a warm, inviting exterior feeling. This pristine home is perfectly located near schools, shopping, and the LRT station, making daily life effortless. With its harmonious blend of timeless charm and modern comfort, this exceptional property truly has it allâ€”location, value, and luxury. Donâ€™t miss your chance to make this extraordinary retreat your own. Book your private tour today!

Built in 1994

### **Essential Information**

MLS® #	A2205797
Price	\$779,800
Bedrooms	4
Bathrooms	4.00
Full Baths	3

Half Baths	1
Square Footage	2,041
Acres	0.12
Year Built	1994
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	1574 Evergreen Drive Sw
Subdivision	Evergreen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 3B7

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), Chandelier, Crown Molding, Double Vanity, French Door, Granite Counters, Kitchen Island, Vinyl Windows, Low Flow Plumbing Fixtures
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Wood Burning, Mixed
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	BBQ gas line, Lighting, Private Yard
-------------------	--------------------------------------

Lot Description	Back Yard, Landscaped, Many Trees, Private, Rectangular Lot, Street Lighting, Fruit Trees/Shrub(s)
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 29th, 2025
Days on Market	4
Zoning	R-G

### **Listing Details**

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.