



THE
A-TEAM

**RE/MAX
FIRST**

1508 EVERGREEN Hill, Calgary T2Y 2V8

MLS®#: **A2124360**

Area: **Evergreen**

Listing Date: **04/18/24**

List Price: **\$1,199,999**

Status: **Active**

County: **Calgary**

Change: **-\$30k, 28-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1990**

Lot Information

Lot Sz Ar: **7,308 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,559**
Low Sqft:
Ttl Sqft: **2,559**

DOM

31

Layout

Beds: **5 (4 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **6**
Garage Sz: **3**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Landscaped,Private,See Remarks**
Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **High Efficiency,Forced Air**
Sewer:
Ext Feat: **Private Yard**

Construction: **Brick,Composite Siding,Wood Frame**
Flooring: **Ceramic Tile,Hardwood,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Range,Microwave,Range Hood,Refrigerator,Washer**
Int Feat: **Built-in Features,Chandelier,French Door,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Soaking Tub,Wet Bar**
Utilities:

Room Information

Room	Level	Dimensions
Breakfast Nook	Main	8`8" x 12`2"
Kitchen	Main	13`7" x 24`10"
Living Room	Main	16`1" x 15`7"
Bedroom - Primary	Upper	17`0" x 13`7"
Bedroom	Upper	13`8" x 12`4"
Bedroom	Upper	10`6" x 12`4"
Game Room	Lower	28`9" x 17`6"

Room	Level	Dimensions
Dining Room	Main	16`0" x 12`0"
Laundry	Main	10`7" x 8`0"
2pc Bathroom	Main	4`3" x 5`0"
5pc Ensuite bath	Upper	11`11" x 15`6"
Bedroom	Upper	9`8" x 15`9"
4pc Bathroom	Upper	5`0" x 8`0"
Den	Lower	14`10" x 11`4"

Bedroom	Lower	10`0" x 21`10"	3pc Bathroom Legal/Tax/Financial	Lower	5`0" x 8`0"
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Title: Fee Simple Legal Desc:		Zoning: R-1			
	9010229			Remarks	

Pub Rmks:	<p>Welcome to 1508 Evergreen Hill SW, a home that epitomizes timeless elegance and comfort living. Rarely do we have the privilege of showcasing such an extraordinary home that combines luxury, style, size, and location better than this property does. This fully renovated 5 bed, 3.5 bath, over 3600 sq ft, custom European farmhouse-inspired estate home located in Evergreen Estates will exceed all expectations from the moment you pull up. Backing directly onto the coveted Fish Creek Provincial Park, this one-of-a-kind property offers the convenience of city life while providing the serene peace of country living with nature right out your back door. Upon opening the beautiful hemlock front door you are greeted by the most awe-inspiring foyer with herringbone tile, a grand curved hardwood staircase, and an open-to-above ceiling with a stunning chandelier. Adjacent to the front entry is a large dining room with an oversized south-facing window that provides an abundance of natural light. Continue through the dining room and into the massive gourmet kitchen that dreams are made of, complete with a 15' island, 36" gas range, custom hood fan, coffee station/prep area, an ample amount of cabinet storage with built-in pantry, and the most charming breakfast nook. Enjoy your morning coffee nestled in your breakfast nook while watching the wildlife in your backyard through the wall of windows. Your evenings can be spent in your cozy and inviting sunken family room complete with custom oak built-ins, large windows, a gas fireplace, and wet bar. Finishing out the main level is a 2 piece powder room and mudroom/laundry with cabinets and shelving that provide plenty of storage and a side entrance with direct access to the backyard. The beautiful finishes continue to the upper level with French doors leading you into the primary bedroom with an upper balcony overlooking Fish Creek Park. The 5-piece spa-like ensuite provides the ultimate place to relax with an oversized custom tiled shower, large free-standing soaker tub, and dual sinks. Finishing out the upper level are 3 generously sized bedrooms and a 4-piece bath with a tile selection that is sure to impress! The lower level provides the perfect place to escape to with a large rec area/television room, a nook that is perfect for a poker/games room or kids play area, a full 3-piece bath, and a 5th bedroom. The oversized estate lot has beautiful mature trees for privacy and a sprawling deck that spans the width of the home and provides plenty of space for your patio furniture as well as outdoor dining. This home has been renovated top to bottom with premium LVP flooring throughout all three levels, flat painted ceilings, a complete lighting package, all new bathrooms, brand new high-end appliances, paint, complete kitchen, two HE furnaces, central A/C, an updated roof and so much more! Book your showing today to feel firsthand the warmth and comfort the finishes in this home provide.</p>				
Inclusions: Property Listed By:	<p>N/A RE/MAX First</p>				

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













