



THE
A-TEAM

**RE/MAX
FIRST**

1625 EVERGREEN Drive, Calgary T2Y 3H6

MLS®#: **A2150668**

Area: **Evergreen**

Listing Date: **07/18/24**

List Price: **\$999,000**

Status: **Active**

County: **Calgary**

Change: **-\$51k, 26-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1997**

Lot Information

Lot Sz Ar: **6,210 sqft**
Lot Shape:

Access:

Lot Feat: **Landscaped**
Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **2,462**

Low Sqft:

Ttl Sqft: **2,462**

DOM

60

Layout

Beds: **4 (3 1)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **6**

Garage Sz: **2**

Utilities and Features

Roof: **Tile**

Heating: **Forced Air**

Sewer:

Ext Feat: **Other, Private Entrance, Private Yard**

Construction:

Stucco, Wood Frame

Flooring:

Carpet, Hardwood, Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Central Air Conditioner, Dishwasher, Dryer, Freezer, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings

Int Feat:

Built-in Features, Crown Molding, French Door, Granite Counters, High Ceilings, Kitchen Island, See Remarks, Vaulted Ceiling(s)

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	16`2" x 12`6"
Living Room	Main	15`8" x 13`0"
Family Room	Main	15`0" x 14`5"
2pc Bathroom	Main	5`0" x 4`9"
Laundry	Main	9`5" x 6`0"
Walk-In Closet	Second	10`10" x 5`11"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Nook	Main	9`0" x 8`6"
Dining Room	Main	13`3" x 11`8"
Office	Main	10`10" x 10`6"
Foyer	Main	8`9" x 7`10"
Bedroom - Primary	Second	14`6" x 12`6"
5pc Ensuite bath	Second	15`6" x 14`6"

Bedroom **Second** **18`11" x 9`5"**
4pc Bathroom **Second** **9`1" x 7`6"**
Den **Lower** **12`4" x 8`11"**
Cold Room/Cellar **Lower** **6`10" x 5`1"**
Furnace/Utility Room **Lower** **12`2" x 10`4"**

Bedroom **Second** **17`7" x 9`2"**
Family Room **Lower** **29`1" x 21`0"**
Bedroom **Lower** **15`0" x 11`7"**
Storage **Lower** **6`10" x 6`6"**
4pc Bathroom **Lower** **8`5" x 4`11"**

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-1**
 Legal Desc: **9512668**

Remarks

Pub Rmks: **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. Boasting over 2400 square feet above grade, this executive home exudes timeless design and impeccable craftsmanship. Upon entering, you'll be greeted by an inviting foyer that leads to sophisticated living spaces adorned with vaulted ceilings, spindle railings, and a curved staircase. The main floor features a formal vaulted living room, a gracious dining room, a well-appointed kitchen, a cozy breakfast nook, and a comfortable living room, perfect for relaxing evenings by the fireplace. 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. The ensuite bathroom offers a jetted tub, a separate walk-in shower, and a generous walk-in closet. Two more bedrooms and a four-piece bathroom complete the upper level. The fully developed walkup basement is an entertainer's dream, featuring a 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 storage room. This lower level with separate entrance with walk up to the backyard offers both comfort and functionality. 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. Plus there is an additional patio at the front of the house. The double attached garage is heated and has hot and cold water taps and the low maintenance tile roof provides the buyer peace of mind for decades. This home has 2 furnaces and 2 AC units. This residence offers 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!**

Inclusions: **Fridge in Basement, Pool table & accessories, Projector, Alarm System(No contract), BBQ, Home Gym**
 Property Listed By: **RE/MAX Real Estate (Mountain View)**

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