



THE
A-TEAM

**RE/MAX
FIRST**

1845 EVERGREEN Drive, Calgary T2Y 5B1

MLS®#: **A2188590**

Area: **Evergreen**

Listing Date: **01/29/25**

List Price: **\$899,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2004**
Lot Information
Lot Sz Ar: **4,800 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **2,431**
Low Sqft:
Ttl Sqft: **2,431**

DOM

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

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Cul-De-Sac,Fruit Trees/Shrub(s),Low Maintenance Landscape,Underground Sprinklers,Treed**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **None**

Construction: **Brick,Stucco**
Flooring: **Carpet,Ceramic Tile,Hardwood,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Microwave Hood Fan,Refrigerator,Stove(s),Washer,Window Coverings**
Int Feat: **Breakfast Bar,Central Vacuum,Closet Organizers,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`0" x 5`9"
Dining Room	Main	17`7" x 9`11"
Kitchen	Main	13`4" x 14`11"
Living Room	Main	15`11" x 15`3"
4pc Bathroom	Second	9`3" x 5`1"
Bedroom	Second	14`10" x 10`1"

Room	Level	Dimensions
Breakfast Nook	Main	13`2" x 6`8"
Foyer	Main	8`3" x 6`1"
Laundry	Main	7`9" x 5`9"
Mud Room	Main	13`3" x 8`0"
5pc Ensuite bath	Second	9`1" x 8`11"
Bedroom	Second	14`10" x 10`2"

Family Room
Walk-In Closet
Bedroom
Exercise Room

Second
Second
Basement
Basement

19`3" x 14`8"
11`9" x 4`6"
11`11" x 15`1"
15`8" x 15`9"

Bedroom - Primary
3pc Bathroom
Family Room

Second
Basement
Basement

19`11" x 16`0"
6`7" x 9`7"
15`10" x 15`3"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0510103

Zoning:
R-G

Remarks

Pub Rmks:

Nestled in the family-friendly community of Evergreen Estates, this beautifully updated two-storey home is located on a quiet cul-de-sac, offering over 3,400 square feet of thoughtfully designed living space. Boasting \$120,000 in renovations, this property features four bedrooms, three and a half bathrooms, and a double attached garage, making it a perfect choice for families seeking comfort, style, and convenience. Step into the spacious entryway, where large windows bathe the home in natural light, highlighting the 9' ceilings and rich hardwood flooring. The main floor features an open layout with a stunning kitchen as the centerpiece. This space includes stainless steel appliances, granite countertops, an island with seating, and a massive walk-through pantry with convenient access from the garage. Adjacent to the kitchen, the breakfast nook leads to the beautifully landscaped backyard, while the cozy living room with a gas fireplace provides an inviting space to unwind. A large dining room, a powder room, and a laundry area complete this level. Upstairs, luxury vinyl plank flooring runs throughout, adding warmth and durability. The bonus room, with its vaulted ceilings, creates a perfect retreat for family gatherings or movie nights. Three generously sized bedrooms, including the expansive primary suite, offer plenty of room for relaxation. The primary retreat boasts a walk-in closet and a spa-inspired ensuite with dual faucets, a soaker tub, and a standalone shower. A well-appointed four-piece bathroom serves the remaining bedrooms. The fully finished basement extends the living area, featuring a large recreation room that can be tailored to suit your needs—whether as a home theatre, gym, or playroom. An additional bedroom and a three-piece bathroom provide extra space for guests or family members. The backyard is a private oasis, complete with mature trees, perennials, and thoughtful landscaping. A hot tub off the back deck, a lower patio with interlocking brick, and underground sprinklers make outdoor living effortless. A shed from Shed Solutions, added in 2021, offers additional storage. This home has been meticulously maintained and thoughtfully upgraded. Highlights include a renovated kitchen (2022), triple-pane Lux windows (2023/2024), a new roof with Class 4 shingles (2023), upgraded light fixtures, California Closets throughout the upper floor, and a water softener. Additional features include central vacuum, on-demand hot water (2020), and a radon mitigation system (2021). Located minutes from the trails of Fish Creek Park, this home offers easy access to major routes like Stoney and Macleod Trails, as well as a wealth of amenities, including schools, parks, shopping, and the Fish Creek LRT station. The nearby Shawnessy YMCA, public library, and Canyon Meadows Golf Course provide even more opportunities for recreation. Take advantage of your opportunity to see this incredible property in person—book your showing today!

Inclusions:
Property Listed By:

**Vacu Flow + Attachments, Curtain Rods, Nordic Track (2020), 3 x TV mounts, 60" inch TV in Basement, Hot Tub (as is)
Real Broker**

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











