



THE
A-TEAM

**RE/MAX
FIRST**

1625 EVERGREEN Drive, Calgary T2Y 3H6

MLS®#: **A2200565** Area: **Evergreen** Listing Date: **03/09/25** List Price: **\$1,029,900**
 Status: **Active** County: **Calgary** Change: **None** 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:

Finished Floor Area
 Abv Sqft: **2,462**
 Low Sqft:
 Ttl Sqft: **2,462**

DOM

1
Layout
 Beds: **5 (4 1)**
 Baths: **4.0 (4 0)**
 Style: **2 Storey**

Parking

Ttl Park: **6**
 Garage Sz: **2**

Access:

Lot Feat: **Landscaped**
 Park Feat: **Double Garage Attached,Heated Garage,Insulated,See Remarks**

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"
3pc 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"
Bedroom	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-G
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. 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!**

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















