

**1758 Evergreen Drive SW  
Calgary, Alberta****MLS # A2214566****\$974,000**

<b>Division:</b>	Evergreen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,742 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Faces Front		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Garden, Interior Lot, Landscaped, Lawn, Level, Rectangular Lot, S		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Pine Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage, Track Lighting, Walk-In Closet(s)		
<b>Inclusions:</b>	n/a		

Located in the family friendly Evergreen Estates, this superb home offers over 3,900 sq ft of developed living space with an abundance of natural sunlight flowing throughout and is within easy walking distance to schools, parks, and steps to Fish Creek Park. The exceptional layout and design of this home is evident when you first enter the grand foyer showcasing maple hardwood floors, and an open floor plan. A sizeable private front office with French doors separates the office from the rest of the home for the utmost privacy. Soft angles and a curved archway lead to a formal dining room that can handle special occasions or intimate dinners. There's plenty of room for more than one cook in this magnificent kitchen boasting granite counters, a plethora of maple cabinetry, corner pantry, and centre island with raised breakfast bar that overlooks a charming breakfast nook for everyday meals. Adorned in natural light is the main floor living room is anchored by a cozy gas fireplace and is an ideal spot to unwind with a good book. The main floor laundry room is located off the attached double car garage, and a discreet powder room completes the main floor. As you ascend to the second level, you'll find an expansive bonus room for additional family entertainment, charming balcony that overlooks the front street, and a loft that can ideally function as yoga/meditation space or secondary home office. The serene primary offers vaulted ceilings and leads to a 4pc ensuite with soaker tub, separate shower and custom walk-in closet. Two additional generously sized bedrooms and an additional full bathroom complete the upper level. A fully finished basement offers a vast rec room with games area, fourth bedroom (great for teens or guests), large storage room, and full bathroom. The fully fenced West exposed backyard is basked in afternoon and evening sun with kid-sized green space and

raised deck for family dinners outside. Gardeners will love the abundance of trees and space for lush gardens. A raised rock garden is an ideal tranquil space for a water feature and adds to the charm of this home. Located within close proximity to three schools, easy access to public transit, quick access to Stoney Trail and the nearby Costco and shops of Tsuut'ina. This estate property is exceptional value and ready for your family to call it "home."