



14306 Evergreen Street Calgary Alberta

\$875,000

For additional information, please click on Brochure button below. Prime location with stunning upgrades! Welcome to this meticulously maintained 4-bedroom, 3.5-bathroom home, offering a generous 3,156 sq ft of developed living space. Situated on a spacious 5,500 sq ft lot backing onto a lush green space, this home provides stunning views and direct access to the West Park featuring playgrounds, sports courts, walking trails, picnic areas, and a wetland reserve. This rare gem is located in a highly desirable area, within walking distance to schools, playgrounds, the LRT, and Fish Creek Park. Upon entering, you'll be greeted by an open and inviting foyer with soaring 17-foot ceilings. The family room features a cozy wood-burning fireplace with built-in shelving, while the sunlit living room offers a welcoming space with an adjoining dining area. The upgraded kitchen boasts quartz countertops, stainless steel appliances, and a dining nook—perfect for family gatherings. This level also includes a convenient laundry room with ample storage, a sink, and a half bath. The upper level features a spacious master suite, complete with a walk-in closet and a luxurious, upgraded en-suite bathroom featuring a jetted tub, glass shower, and heated floors. Two additional bedrooms and a full bathroom, complete this level. The fully developed basement offers a large recreation room with a wet bar, a 4th bedroom, an office with built-in desks, and a full bathroom with heated floors. Highlights: New Hail-proof, Fire and Wind resistant James Hardie Siding and Euroshield Rubber Roof. Refinished Hardwood Floors. New Carpets in Bedrooms. Triple-pane Windows. New Zebra Blinds. Insulated Double. Attached Garage with New Garage Door and Opener. New Pex pipes (Poly B removed). Freshly Painted Interior and Exterior. High-efficiency Furnace, Water Softener, Rheem Water Heater. Central Vacuum Sys...

Primary Bedroom 15.58 Ft x 14.08 Ft

Other 8.75 Ft x 4.92 Ft

5pc Bathroom 8.75 Ft x 8.75 Ft

Bedroom 13.42 Ft x 10.42 Ft

Bedroom 10.50 Ft x 10.17 Ft

4pc Bathroom 7.67 Ft x 7.33 Ft

Recreational, Games room 14.75 Ft x 13.75 Ft

3pc Bathroom 7.08 Ft x 4.92 Ft

Other 9.83 Ft x 9.42 Ft

Living room 13.92 Ft x 11.92 Ft

Family room 18.75 Ft x 14.42 Ft

Kitchen 11.42 Ft x 11.00 Ft

Dining room 15.92 Ft x 9.00 Ft

Breakfast 9.00 Ft x 8.00 Ft

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See

Mirror

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Bedroom

13.50 Ft x 9.50 Ft

Den

17.67 Ft x 12.50 Ft

Storage

11.00 Ft x 4.92 Ft

Foyer

6.50 Ft x 4.33 Ft

Laundry room

8.42 Ft x 5.42 Ft