



## 1733 Evergreen Drive Calgary Alberta

\$925,000

PRIDE OF OWNERSHIP - LOTS OF VALUABLE UPGRADES - WALKING DISTANCE TO FISHCREEK PARK. This stunning 2278 sqft home is located in the desirable community of EVERGREEN ESTATES. The best buys in real estate are the homes where the owners care and have taken care of the house. This home is turn-key with it's NEW roof, NEW triple pane reflective windows, central AC, 2017 furnace, 2023 Water tank, Kinetico Water Softener, REPAINTED STUCCO, Entry doors are Energy Efficient Fibreglass (2023) along with windows and so much more. On the mainfloor, you're greeted a beautiful open to above, a 14x14 mosaic tiled insert, upgraded hardwood floors and a freshly painted home. This home has been known as the go-to home for all family gatherings, birthdays, and events. When you enter the fully updated kitchen, you're greeted with the clean quartz counter tops, large island, wall mounted oven, pantry with wooden shelves (not the cheap wired ones), silgranite sink, durable travertine backsplash and a garburator. Even the breakfast nook is spacious and is surrounded by the large triple pane windows. The living area stays connected to the rest of the house which makes it pretty easy to host people. The rest of the mainfloor is completed by the half bath, laundry and the office, which is large enough to be used as a dining room with french doors. As you walk upstairs, the upgraded hardwood floor continues on the steps, hallway and in the primary room. Another unique feature of this house is the massive bonus area with high ceilings. Use this as an extended entertainment area, sitting room, reading room or even set up a golf simulator. You will find HEATED tiled floors and tiled showers in the mainbath, ensuite and even the basement bathroom. A feature hard to replace once you have tried living with it. The primary room is also huge, allowing you to fit a king sized bed and a ton of space....

4pc Bathroom 4.92 Ft x 9.00 Ft

4pc Bathroom 11.67 Ft x 13.75 Ft

Bedroom 11.67 Ft x 11.50 Ft

Bedroom 9.42 Ft x 11.83 Ft

Loft 19.00 Ft x 22.00 Ft

Primary Bedroom 17.08 Ft x 16.00 Ft

Storage 12.58 Ft x 7.58 Ft

Furnace 7.58 Ft x 10.00 Ft

2pc Bathroom 4.92 Ft x 4.92 Ft

Breakfast 8.92 Ft x 6.08 Ft

Storage 6.00 Ft x 6.00 Ft

Dining room 11.58 Ft x 10.58 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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Real Broker



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3pc Bathroom 7.33 Ft x 8.08 Ft

Bedroom 10.83 Ft x 12.50 Ft

Recreational, Games room 20.58 Ft x 7.67 Ft

Storage 7.67 Ft x 6.50 Ft

Kitchen 12.00 Ft x 12.83 Ft

Laundry room 13.08 Ft x 7.08 Ft

Living room 21.08 Ft x 13.17 Ft