



# 14216 Evergreen Street Calgary Alberta

\$749,900

Nestled in the heart of Evergreen Estates, this Jayman-built residence spans over 3,000 sqft of meticulously designed living space, including a 1,000+ sqft developed walkout basement with a potential income-generating suite (currently illegal). The home's inviting layout, combined with abundant natural light, creates an atmosphere of warmth and openness. Upon arrival, the unique elevation and mature landscaping on an extra large 6275 square foot lot will immediately capture your attention. Enjoy breathtaking sunrises through the oversized east-facing windows of the family room, and stunning sunsets from the west-facing living room. The main level features a spacious living area, a formal dining room, and a cozy family room with a gas fireplace, perfect for family gatherings. The adjoining bright breakfast nook opens to a large second-story deck, offering panoramic views and an ideal spot for morning coffee amidst the flower beds. Upstairs, the primary suite provides a private sanctuary with his and hers walk-in closets and an ensuite bathroom equipped with a jetted tub and separate shower. Two additional generously sized bedrooms and another full bathroom accommodate family and guests comfortably. The fully developed walkout basement is currently configured as an illegal-suite, which can be easily legalized by adding drywall in the mechanical room. This space includes a large entertainment area with a kitchen, a sauna, a cozy guest bedroom, and a full bathroom, ideal for extended family, guests, or potential rental income. The backyard is an oasis, backing onto a scenic green space featuring a new playground, pond, illuminated pickleball/ice rink arena, picnic areas, and paved walkways, perfect for outdoor activities and relaxation. Additional home features include a newer furnace, and a hot water tank. Located conveniently with easy access to major thoroughfares l...

Other 8.92 Ft x 19.25 Ft

Recreational, Games room 20.75 Ft x 17.00 Ft

Bedroom 12.33 Ft x 12.75 Ft

3pc Bathroom 8.58 Ft x 4.58 Ft

Sauna 4.33 Ft x 7.67 Ft

Kitchen 14.75 Ft x 17.58 Ft

2pc Bathroom 5.42 Ft x 8.00 Ft

Den 10.83 Ft x 12.08 Ft

Primary Bedroom 12.92 Ft x 13.67 Ft

Other 4.42 Ft x 5.00 Ft

Other 4.92 Ft x 4.50 Ft

5pc Bathroom 9.42 Ft x 12.83 Ft

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

Listing Presented By:



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**RE/MAX Realty Professionals**

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Dining room 7.75 Ft x 14.75 Ft

Living room 12.92 Ft x 15.42 Ft

Family room 12.92 Ft x 16.58 Ft

4pc Bathroom 7.50 Ft x 7.25 Ft

Bedroom 9.75 Ft x 13.58 Ft

Bedroom 9.75 Ft x 13.33 Ft