



## 14319 Evergreen Street Calgary Alberta

\$700,000

Ideally situated in the highly desirable community of Evergreen. This sophisticated residence offers unparalleled convenience, located just steps from the serene Fish Creek Provincial Park, a nearby playground, excellent schools, and the C-Train station. Designed for effortless single-level living, the home immediately impresses with a welcoming living room featuring soaring vaulted ceilings that create a grand, airy ambiance. Abundant natural light streams through large windows, highlighting the rich hardwood flooring that flows throughout the main living areas. At the heart of this home is a tastefully appointed kitchen, showcasing sleek white cabinetry that exudes a fresh and inviting atmosphere. Whether enjoying a casual breakfast in the cozy nook or hosting elegant dinners in the dedicated dining area, this space effortlessly caters to diverse lifestyles. The kitchen thoughtfully overlooks the tranquil backyard, providing a peaceful view while you prepare meals. Adjacent, a charming family room offers a warm gathering space, complete with a cozy fireplace and built-in shelves - perfect for intimate moments or displaying cherished items. The main floor is further enhanced by a spacious primary bedroom, designed as a private retreat. It features a generous walk-in closet and a luxurious 4-piece ensuite bathroom, complete with a soothing soaking tub and a separate walk-in shower. The lower level, partially finished, significantly expands the living space. It includes two additional comfortable bedrooms, a full bathroom, another versatile family room, and ample undeveloped space, offering exciting potential for future customization. Outdoor living is a delight with a large, covered deck, providing a perfect spot to unwind and enjoy the beautifully landscaped yard regardless of the weather. A double-attached garage ensures generous room for vehicles and additional storage.

Bedroom 10.83 Ft x 13.58 Ft

Bedroom 11.00 Ft x 12.83 Ft

Family room 13.92 Ft x 21.92 Ft

4pc Bathroom 4.92 Ft x 8.33 Ft

Other 6.25 Ft x 6.67 Ft

Great room 12.42 Ft x 17.42 Ft

Kitchen 12.42 Ft x 12.92 Ft

Breakfast 10.25 Ft x 10.50 Ft

Living room 11.92 Ft x 17.00 Ft

Primary Bedroom 10.92 Ft x 17.08 Ft

2pc Bathroom 6.00 Ft x 4.50 Ft

4pc Bathroom 5.92 Ft x 12.33 Ft

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Listing Presented By:



Originally Listed by:  
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