

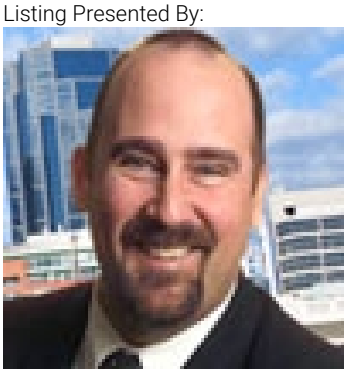
1504 Evergreen Hill Calgary Alberta

$1,188,000

Backing onto a private green space and FISH CREEK PARK, this 2,552 sq. ft. two-storey sits on a corner lot in EVERGREEN ESTATES, with mature trees, no sidewalk to shovel and no neighbours behind. Inside, vaulted ceilings lift the formal living and dining rooms, and a curved staircase sets the tone for a home that has been updated, not just maintained.The RENOVATED KITCHEN is the centre of the home: granite counters, a large island with built-in wine storage, a five-burner induction cooktop, built-in wall oven and microwave, and an oversized sink. The eating nook opens to a stamped-concrete patio for easy indoor-outdoor dinners, and just off the kitchen, the sunken family room features a wood-burning fireplace with a gas starter. The main floor also includes a dedicated home OFFICE, a half bath and main-floor laundry.Upstairs, double doors open to a primary suite with a private BALCONY, an updated walk-in closet and a five-piece ensuite with HEATED FLOORS, a freestanding jetted soaker tub, an enclosed glass shower and dual stone-topped vanities. Two more bedrooms and a second full bathroom complete the upper level.The mechanicals are in order: TANKLESS HOT WATER (2024), two high-efficiency furnaces, TRIPLE-PANE windows that frame the park views and keep things quiet, and an in-ground irrigation system. The triple attached garage has a freshly poured concrete slab. Hardwood floors, custom built-ins, solid wood interior doors and knockdown ceilings carry through the home.The unfinished basement is ready for your own plan: a rec room, gym or media space. Close to schools, shopping and major routes, with the Fish Creek-Lacombe LRT station about a five-minute drive away. The home is a move-in-ready estate home adjacent to one of the largest urban parks in North America. Come home to enjoy the privacy, nature, and comfort of 1504 Evergreen Hill SW. (id:6769)

4pc Bathroom 10.75 Ft x 5.00 Ft
5pc Bathroom 20.50 Ft x 13.50 Ft
Bedroom 10.08 Ft x 12.42 Ft
Bedroom 10.75 Ft x 13.75 Ft
Primary Bedroom 16.50 Ft x 16.92 Ft
Other 10.67 Ft x 7.08 Ft
Breakfast 11.50 Ft x 12.25 Ft
Dining room 13.00 Ft x 11.50 Ft
Family room 14.33 Ft x 16.00 Ft
Kitchen 12.17 Ft x 15.08 Ft
Laundry room 8.25 Ft x 13.50 Ft
Office 13.83 Ft x 9.08 Ft

Listing Presented By:



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2pc Bathroom 5.33 Ft x 4.67 Ft