

# \$899,900 - 1508 Evergreen Hill Sw, Calgary

MLS® #A2079575

**\$899,900**

5 Bedroom, 4.00 Bathroom, 2,525 sqft

Residential on 0.17 Acres

Evergreen, Calgary, Alberta

Backing Fish Creek Park in the prestigious community of Evergreen Estates. This exceptional property is ideal for a growing family with 4 bedrooms above, a triple attached garage and recent upgrades including newer shingles, furnaces, and central air conditioning. Boasting nearly 3400 square feet of developed living space there is ample space for your family to grow and thrive. But the true allure of this property lies in the picturesque location. Step outside onto your private back deck surrounded by mature trees and the sounds of nature that only Fish Creek Park can provide. Imagine sipping your morning coffee on the deck while being serenaded by birds and surrounded by the gentle rustling of leaves. As the sun sets, enjoy a glass of wine while watching for deer and other wildlife. If you're looking to add a little adventure to your life, this is the home for you, with direct access to Fish Creek Park's extensive trail network, perfect for leisurely strolls, invigorating hikes, or scenic bike rides. Fish Creek Park offers endless outdoor adventures for every season. Explore winding forest trails, meander along the serene creek, and create cherished memories with picnics in the park's numerous sheltered areas. You'll also appreciate the convenience of an on-site restaurant and concession stands for a quick snack or full meals in a tranquil setting. Fish Creek also provides a public boat launch onto the Bow River, providing opportunities for kayaking, canoeing, fishing and more. Golfers,



are in for a treat, with the esteemed Mckenzie Meadows Golf Course just a stone's throw away. Perfect your swing amidst the picturesque greens or simply savor the stunning views. This property offers a truly special lifestyle that's tough to beat, seamlessly blending a feeling of peace and stillness, with recreation and fun memories to share. Don't miss your chance to call this home. Be sure to click on realtor site for additional information and photos.

Built in 1990

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2079575    |
| Price          | \$899,900   |
| Sold Price     | \$850,000   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,525       |
| Acres          | 0.17        |
| Year Built     | 1990        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 1508 Evergreen Hill Sw |
| Subdivision | Evergreen              |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2Y 2V8                |

**Amenities**

|                |   |
|----------------|---|
| Parking Spaces | 6 |
|----------------|---|

|         |                        |
|---------|------------------------|
| Parking | Triple Garage Attached |
|---------|------------------------|

## Interior

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Granite Counters, No Animal Home, No Smoking Home                                              |
| Appliances        | Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Electric Range, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                           |
| Cooling           | Central Air                                                                                                       |
| Fireplace         | Yes                                                                                                               |
| # of Fireplaces   | 1                                                                                                                 |
| Fireplaces        | Gas, Glass Doors, Great Room                                                                                      |
| Has Basement      | Yes                                                                                                               |
| Basement          | Finished, Full                                                                                                    |

## Exterior

|                   |                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                                   |
| Lot Description   | Backs on to Park/Green Space, Environmental Reserve, No Neighbours Behind, Many Trees, Private |
| Roof              | Asphalt Shingle                                                                                |
| Construction      | Brick, Cement Fiber Board, Wood Frame                                                          |
| Foundation        | Poured Concrete                                                                                |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 9th, 2023 |
| Date Sold      | October 24th, 2023  |
| Days on Market | 45                  |
| Zoning         | R-1                 |
| HOA Fees       | 0.00                |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | REAL BROKER |
|----------------|-------------|

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