

\$989,000 - 1609 Evergreen Hill Sw, Calgary

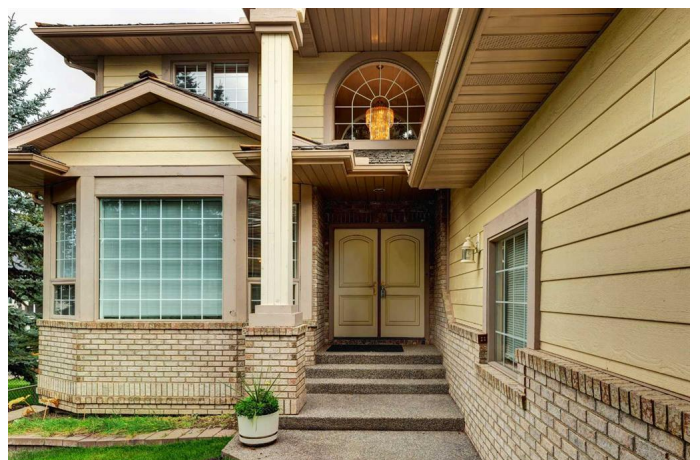
MLS® #A2082195

\$989,000

6 Bedroom, 4.00 Bathroom, 2,649 sqft
Residential on 0.17 Acres

Evergreen, Calgary, Alberta

LOCATION, LOCATION, LOCATION - EVERGREEN HILL- ONE OF THE MOST COVETED STREETS IN EVERGREEN ESTATES! This stunning custom CalWinn home with new front sod backs onto an expansive green space complete with walking/bike paths & adjacent to Fish Creek Park. As you enter through double front doors you are greeted by a big open entry way, prism glass chandelier fixtures, curved staircase, 9'™ ceilings, engineered oak flooring and an abundance of windows on 3 levels that bring in a ton of natural light. This 2650 sf 2-storey walk-out offers incredible views & that's just the start! Main floor living room has bay window, dining room with decorative pillars & beveled glass pocket-door leading to the kitchen. Loads of sunlight as you enter the kitchen/family room area. White lacquered custom cabinetry, large island, quartz counters, double corner sink with garburator, Miele appliances - oven, dishwasher & 36" cooktop, french door fridge with water & ice & microwave. Large walk-in pantry allows for lots of storage. Completing the kitchen is the telephone desk perfect for the kids to do their homework while preparing dinner. The family room has gas fireplace & custom bookcase cabinetry. Step out from the eating nook onto the oversized maintenance free deck that overlooks the green space & big yard which has mature fruit trees that blossom each spring. Working from home? Then you will love the main floor office



tucked away opposite the living room. It features custom oak bookcases, desk and beveled glass door. Adjacent to the office is a 2 pce powder room and just steps away is the laundry room with steam shower, Miele washer/dryer, folding counter and tons of cabinets for storage. This room leads to the 21 x 24.5 oversized garage. The second floor reveals a large primary bedroom, bay window, balcony, 5 pce ensuite with double sinks, crystal lighting fixtures, jacuzzi tub, separate shower, large walk-in tower closet, shelving and a window that opens for fresh air. Three more bedrooms up with convenient closet towers & one bedroom with built in desk & shelving. The bathroom is a good size with double sinks & skylight. Next to the bathroom is a walk-in linen closet with lighting. Rounding off the upper level is central air for those hot summer nights.

Lower walk out level is fully finished with radiant heating; warm in winter & cool in summer. The family room area has a gas fireplace, oak mantle, office area, large storage closet, 2 large bedrooms, one with walk-in closet, large bath with double sinks & tub/shower. The utility room has a boiler for the radiant heat system, 2 large HWT, water softener, 2 furnaces, hot water circulating system to primary ensuite and kitchen. This lower level is a perfect area for teens or in-laws. The yard is private with mature trees & 10x14 storage shed. This home exudes peace & tranquility & pride of ownership.

Built in 1993

Essential Information

MLS® #	A2082195
Price	\$989,000
Sold Price	\$930,000

Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,649
Acres	0.17
Year Built	1993
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	1609 Evergreen Hill Sw
Subdivision	Evergreen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 3A9

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Bookcases, Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, Jetted Tub, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, See Remarks, Skylight(s), Walk-In Closet(s)
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Garburator, Induction Cooktop, Microwave, Refrigerator, See Remarks, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas, Radiant
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Walk-Out

Exterior

Exterior Features	Private Yard
Lot Description	Backs on to Park/Green Space, No Neighbours Behind, Landscaped, Private, See Remarks
Roof	Pine Shake
Construction	Brick, See Remarks
Foundation	Poured Concrete

Additional Information

Date Listed	September 23rd, 2023
Date Sold	November 21st, 2023
Days on Market	59
Zoning	R-1
HOA Fees	0.00

Listing Details

Listing Office	THE REAL ESTATE COMPANY
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