

\$779,000 - 28 Evergreen Close Sw, Calgary

MLS® #A2115830

\$779,000

3 Bedroom, 4.00 Bathroom, 1,898 sqft
Residential on 0.12 Acres

Evergreen, Calgary, Alberta

Situated nicely in the heart of Evergreen Estates you are invited to discover a beautiful and immaculately maintained 2 storey fully finished home which has been nicely updated and exudes pride in ownership. Arriving at this home you will immediately appreciate the unique elevation, mature landscaping, traditional lot and lovely stucco exterior. Showcasing over 2500+sqft of desired living space you are invited in to a thoughtfully designed home that will meet all of your family's needs. A warm color palette welcomes you in with natural stone tile seamlessly transitioning to rich hardwood that opens up to a generous living room with a feature wall and cozy gas fireplace with natural stone tile surround and built-in niche. A nicely divided arch way respectfully separates the updated kitchen featuring an arts and crafts feel with stylish wainscotting, gorgeous granite counters, stylish back splash, ceiling height cabinetry and sleek stainless steel appliances with an induction cook top and oven, Insinkerator and trash compactor. Complimented with a flush extended island overlooking the spacious formal dining room with a barrel vaulted ceiling that overlooks the sizeable yard with a maintenance free deck, lovely stone patio, bistro lights and awning for warm Summer days. The upper level boasts three great bedrooms with the Primary Bedroom including your very own private en suite with large soaker/jet tub, stand alone shower and walk-in closet. A huge Bonus



28 EVERGREEN CLOSE SW
RECALCULATION STANDARD - CALGARY AB
MAIN LEVEL (AG) - 833.50 Sq Ft / 77.43 m²
UPPER LEVEL (AG) - 1064.82 Sq Ft / 98.92 m²
TOTAL ABOVE GRADE RMS SIZE - 1898.32 Sq Ft / 176.35 m²
BASEMENT DEVELOPED AREA (BG) - 618.86 Sq Ft / 57.49 m²
BASEMENT UNDEVELOPED AREA (BG) - 214.64 Sq Ft / 19.94 m²
TOTAL AG/BG AREA - 2731.82 Sq Ft / 253.78 m²



Room located at the front of the home with a vaulted ceiling and bay widow add character to an already wonderful space, ideal for movie night and entertaining, while the glass inserts on the staircase elevate the feel of the home in addition to inviting even more daylight in. Downstairs you will discover a fully finished basement with a flex space currently being utilized as a 4th bedroom, a full bath, a great little study nook with desk, a very organized and well labelled furnace / storage room and a family room with French doors for increased privacy if desired. A very well loved and maintained home located on a quiet street in a neighbourhood where pride is evident. Additional features of this home include underground sprinklers, a new roof in 2009, induction stove in 2020, refrigerator in 2010, rug replacement in 2013, furnace in 2008, hot water tank in 2024 and A/C in 2022. Located only a short walk to the a trail opening to Fish Creek Provincial Park where you will discover over 80km's of pathways. Walking, hiking, fishing, biking, picnics and so much more at your fingertips. Established in a great community, close to many amenities and quick access to Stony Trail and Macleod Trail make this home a wonderful choice. Welcome Home!

Built in 1996

Essential Information

MLS® #	A2115830
Price	\$779,000
Sold Price	\$810,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,898
Acres	0.12

Year Built	1996
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	28 Evergreen Close Sw
Subdivision	Evergreen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 2X7



Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Front Drive, Garage Door Opener

Interior

Interior Features	Ceiling Fan(s), Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Induction Cooktop, Microwave Hood Fan, Refrigerator, Trash Compactor, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Tile
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Awning(s)
Lot Description	Fruit Trees/Shrub(s), Few Trees, Front Yard, Interior Lot, Landscaped, Street Lighting
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 18th, 2024
Date Sold	March 22nd, 2024
Days on Market	4
Zoning	R-1
HOA Fees	0.00

Listing Details

Listing Office Jayman Realty Inc.

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