

\$719,500 - 14216 Evergreen Street Sw, Calgary

MLS® #A2143714

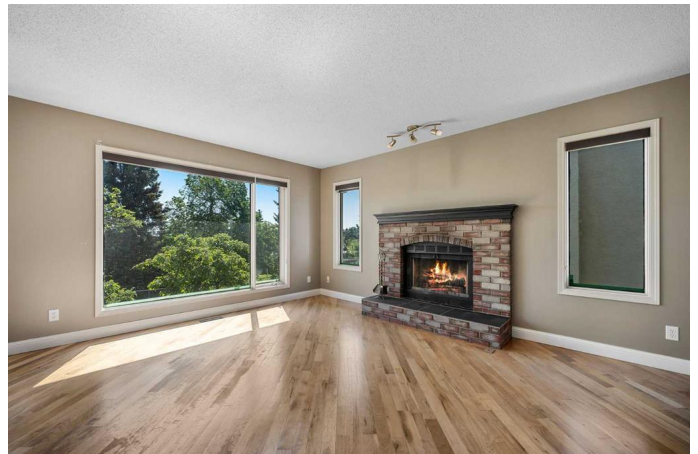
\$719,500

4 Bedroom, 4.00 Bathroom, 1,979 sqft

Residential on 0.14 Acres

Shawnee Slopes, Calgary, Alberta

WOW - Jayman built home with AWESOME illegal basement suite (easily legalized if you wish). Nestled in the heart of Evergreen Estates, this Jayman-built residence spans over 3,000 sqft of meticulously designed living space, including a 1,000+ sqft developed walkout basement with a potential income-generating suite (currently illegal). The home's inviting layout, combined with abundant natural light, creates an atmosphere of warmth and openness. Upon arrival, the unique elevation and mature landscaping on an extra large 6275 square foot lot will immediately capture your attention. Enjoy breathtaking sunrises through the oversized east-facing windows of the family room, and stunning sunsets from the west-facing living room. The main level features a spacious living area, a formal dining room, and a cozy family room with a gas fireplace, perfect for family gatherings. The adjoining bright breakfast nook opens to a large second-story deck, an ideal spot for morning coffee amidst the flower beds. Upstairs, the primary suite provides a private sanctuary with his and hers walk-in closets and an ensuite bathroom equipped with a jetted tub and separate shower. Two additional generously sized bedrooms and another full bathroom accommodate family and guests comfortably. The fully developed walkout basement is perfect extra space for your family or shut/lock the door and it is a well laid out illegal-suite, easily legalized by adding drywall in the



mechanical room. This space includes a large entertainment area with a kitchen, a sauna, a cozy guest bedroom, and a full bathroom, ideal for extended family, guests, or potential rental income. The backyard is an OASIS! Additional home features include a NEWER FURNACE, and a hot water tank. Located conveniently with easy access to major thoroughfares like Macleod Trail and Stoney Trail, and a 20-minute WALK to the Fish Creek Lacombe LRT station, commuting is effortless. Nature lovers will enjoy the proximity to the stunning Fish Creek Park, only a 10-minute walk away, while families will benefit from nearby schools and amenities. This home combines elegance, functionality, and an ideal location to cater to all lifestyles.

Built in 1990

Essential Information

MLS® #	A2143714
Price	\$719,500
Sold Price	\$692,500
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,979
Acres	0.14
Year Built	1990
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	14216 Evergreen Street Sw
Subdivision	Shawnee Slopes
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T2Y 2X1

Amenities

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

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Garage Control(s), Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Brick Facing, Mixed
Has Basement	Yes
Basement	Finished, Full, Suite, Walk-Out

Exterior

Exterior Features	Fire Pit
Lot Description	Back Yard, Few Trees, Landscaped, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 22nd, 2024
Date Sold	August 14th, 2024
Days on Market	53
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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