

# \$849,900 - 14306 Evergreen Street Sw, Calgary

MLS® #A2165829

**\$849,900**

4 Bedroom, 4.00 Bathroom, 2,028 sqft

Residential on 0.13 Acres

Shawnee Slopes, Calgary, Alberta

For additional information, please click on Brochure button below.

Prime location with stunning upgrades!

Welcome to this meticulously maintained 4-bedroom, 3.5-bathroom home, offering a generous 3,156 sq ft of developed living space. Situated on a spacious 5,500 sq ft lot backing onto a lush green space, this home provides stunning views and direct access to the West Park featuring playgrounds, sports courts, walking trails, picnic areas, and a wetland reserve. This rare gem is located in a highly desirable area, within walking distance to schools, playgrounds, the LRT, and Fish Creek Park. Upon entering, you'll be greeted by an open and inviting foyer with soaring 17-foot ceilings. The family room features a cozy wood-burning fireplace with built-in shelving, while the sunlit living room offers a welcoming space with an adjoining dining area. The upgraded kitchen boasts quartz countertops, stainless steel appliances, and a dining nookâ€”perfect for family gatherings. This level also includes a convenient laundry room with ample storage, a sink, and a half bath. The upper level features a spacious master suite, complete with a walk-in closet and a luxurious, upgraded en-suite bathroom featuring a jetted tub, glass shower, and heated floors. Two additional bedrooms and a full bathroom, complete this level. The fully developed basement offers a large recreation room with a wet bar, a 4th bedroom, an office with built-in desks, and a full bathroom with



heated floors. Highlights: New Hail-proof, Fire and Wind resistant James Hardie Siding and Euroshield Rubber Roof. Refinished Hardwood Floors. New Carpets in Bedrooms. Triple-pane Windows. New Zebra Blinds. Insulated Double. Attached Garage with New Garage Door and Opener. New Pex pipes (Poly B removed). Freshly Painted Interior and Exterior. High-efficiency Furnace, Water Softener, Rheem Water Heater. Central Vacuum System. Alarm Security System. Upgraded lighting!

Built in 1990

### Essential Information

MLS® #	A2165829
Price	\$849,900
Sold Price	\$840,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,028
Acres	0.13
Year Built	1990
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

### Community Information

Address	14306 Evergreen Street Sw
Subdivision	Shawnee Slopes
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 2W9

### Amenities

Parking Spaces	6
Parking	Double Garage Attached, Parking Pad

## Interior

Interior Features	Granite Counters, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Bookcases, Ceiling Fan(s), Chandelier, Closet Organizers, Crown Molding, Central Vacuum, Double Vanity, Vinyl Windows, Jetted Tub, Low Flow Plumbing Fixtures, Smart Home, Soaking Tub, Storage, Wet Bar, Walk-In Closet(s)
Appliances	Dishwasher, Microwave, Dryer, Electric Cooktop, Electric Oven, ENERGY STAR Qualified Refrigerator, Freezer, Garburator, Garage Control(s), Gas Water Heater, Humidifier, Range Hood, Washer, Warming Drawer, Water Purifier, Water Softener
Heating	Boiler, Natural Gas, Central, Floor Furnace, Forced Air, Fireplace(s), High Efficiency, In Floor
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Lighting, Garden
Lot Description	Landscaped, Private, Backs on to Park/Green Space, Back Yard, Cleared, Fruit Trees/Shrub(s), Few Trees, Front Yard, Garden, Gentle Sloping, Lawn, Low Maintenance Landscape, No Neighbours Behind, Paved, Rectangular Lot, Treed, Yard Drainage
Roof	Rubber
Construction	Mixed, Other, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	September 13th, 2024
Date Sold	October 25th, 2024
Days on Market	42
Zoning	R-C1
HOA Fees	0.00

## Listing Details

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