

\$1,200,000 - 44 Evergreen Lane Sw, Calgary

MLS® #A2167374

\$1,200,000

4 Bedroom, 5.00 Bathroom, 2,503 sqft

Residential on 0.16 Acres

Evergreen, Calgary, Alberta

Experience luxury living in this executive 1.5-storey home overlooking Fish Creek Park, with over 4,000 sq ft of beautifully developed space. The open-concept main floor features multiple spots for entertaining, including a formal dining room, a large breakfast nook, and two eat-at counters. Three separate sitting areas ensure there is space for everyone. Once hosting duties are over, relax in the primary suite with a fireplace, a 5-piece ensuite, and a large walk-in closet—a large office with a beautiful built-in desk and bookcases round out the main floor. Take in the views of Fish Creek Park from the loft, with a wet bar and built-ins.

The fully developed walk-out basement includes 3 spacious bedrooms and 2 full bathrooms. A second wet bar, including a wine cellar and theatre, will keep everyone entertained for the big game or the latest blockbuster. In-floor heating throughout the basement ensures comfort no matter the season. Gather around the outdoor firepit for cozy evenings under the stars.

With easy access to Fish Creek Park, nature lovers will appreciate the convenience of trails and outdoor activities. This home offers a unique blend of luxury and nature, making it the perfect retreat for those seeking elegance and adventure.

Built in 2002



Essential Information

MLS® #	A2167374
Price	\$1,200,000
Sold Price	\$1,170,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,503
Acres	0.16
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	44 Evergreen Lane Sw
Subdivision	Evergreen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 3T9

Amenities

Parking Spaces	5
Parking	Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Tandem, Triple Garage Attached

Interior

Interior Features	Bookcases, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Separate Entrance, Wet Bar, Wired for Sound
Appliances	Bar Fridge, Dishwasher, Dryer, Microwave, Range, Range Hood, Refrigerator, Washer
Heating	In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony, BBQ gas line, Fire Pit, Private Yard
Lot Description	Pie Shaped Lot
Roof	Cedar Shake
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 20th, 2024
Date Sold	September 26th, 2024
Days on Market	6
Zoning	R-1
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.