# \$1,195,000 - 574 Evergreen Circle Sw, Calgary

MLS® #A2206575

#### \$1,195,000

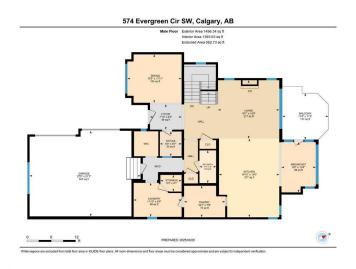
6 Bedroom, 4.00 Bathroom, 2,992 sqft Residential on 0.13 Acres

Evergreen, Calgary, Alberta

RARE OFFERING â€" Custom California-built 4+2 bedroom Two storey walkout with over 4500 SQ ft of detailed and upgraded finishing located in Evergreen Estates. Lovingly cared for and renovated over time, this home impresses on all levels. Main floor opens through the newer front door with glass inserts to spacious foyer with custom refinished hardwood floors, front formal dining area with designer wainscoting, crown molding and oversized windows that infuse natural light. Opposite a French door leads into the custom front office with built-in cabinetry. The DREAM kitchen features custom cabinets, huge entertainment island, ample storage, newer Stainless Steel appliances including refrigerator, 5 burner gas cooktop, double built in ovens and microwave in pantry area, plus resealed granite counters, full designer backsplash and new designer lighting and a walkthrough pantry with fridge/freezer. The breakfast nook area also features custom built-in cabinetry and opens onto the upper deck area â€" perfect for BBQ living. The Living room is infused with natural light and hosts custom built-in cabinetry and shelving, plus a gas fireplace. The laundry area hosts a newer Electrolux washer/dryer and the mudroom is spacious and features 5 locker areas at the garage entrance. The Upper floor and stairwell showcase new hardwood flooring, the main bathroom, 4 large bedrooms all with walk-in closets, including a king-sized primary with retreat area and luxury ensuite







bath with new ensuite shower. The fully finished walkout basement features heated floors, a recreation area with wet bar, full bathroom with new glass shower doors and two additional bedrooms including one with a built-in Murphy bed. Additional highlights include Estate casing, new baseboards on main, 8' interior doors, new window coverings on main, New HE furnaces 2020, new hot water boiler system 2022, newer water softener, upgraded paint interior and exterior including fence & shed. Professionally landscaped, additional trees & shrubs have been added, partial irrigation system added, new aggregate cement steps on west side of house from front to back plus extended lower deck area, and front aggregate driveway widened 2 feet on either side. Please see the supplements for all the features and highlights of this lovely home. You deserve this luxurious home.

#### Built in 2007

#### **Essential Information**

MLS® # A2206575 Price \$1,195,000

Bedrooms 6 Bathrooms 4.00

Full Baths 3

Half Baths 1

Square Footage 2,992
Acres 0.13
Year Built 2007

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

## Community Information

Address 574 Evergreen Circle Sw

Subdivision Evergreen
City Calgary
County Calgary
Province Alberta
Postal Code T2Y 0C1

#### **Amenities**

Amenities Other

Parking Spaces 6

Parking Double Garage Attached, Oversized

# of Garages 3

#### Interior

Interior Features Bar, Built-in Features, Ceiling Fan(s), Double Vanity, Kitchen Island,

Open Floorplan, Pantry, See Remarks, Soaking Tub, Walk-In Closet(s)

Appliances Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garage

Control(s), Gas Cooktop, Range Hood, Refrigerator, Washer, Water

Softener, Window Coverings, Double Oven

Heating Forced Air
Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Full, Walk-Out

#### **Exterior**

Exterior Features Garden, Private Yard

Lot Description Back Yard, Landscaped, Many Trees

Roof Asphalt Shingle

Construction Stucco, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed March 28th, 2025

Days on Market 4

Zoning R-G

HOA Fees 105

HOA Fees Freq. ANN

### **Listing Details**

Listing Office RE/MAX Realty Professionals

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