

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

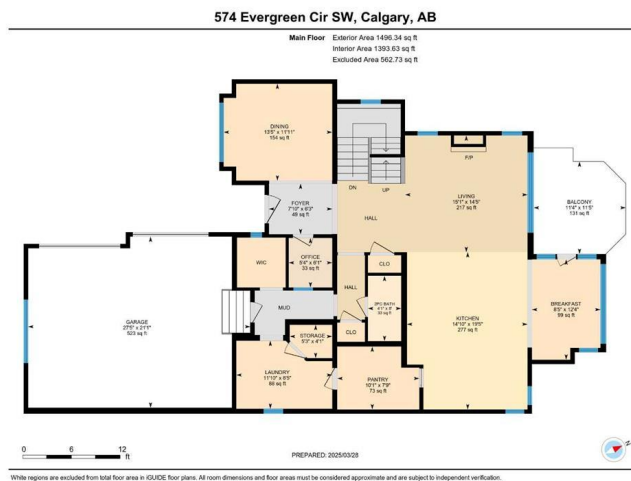
MLS® #A2206575

**\$1,195,000**

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

Evergreen, Calgary, Alberta

RARE OFFERING – 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 – 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, 8â€™™ 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 | 6                |
| Zoning         | R-G              |
| HOA Fees       | 105              |
| HOA Fees Freq. | ANN              |

## Listing Details

Listing Office            RE/MAX Realty Professionals

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