

# \$1,549,000 - 216 Evergreen Heath Sw, Calgary

MLS® #A2198519

**\$1,549,000**

5 Bedroom, 4.00 Bathroom, 3,072 sqft

Residential on 0.20 Acres

Evergreen, Calgary, Alberta

Nestled in the heart of Evergreen Estates, this exquisite home offers a captivating blend of elegance and family-friendly features. Situated on a quiet cul-de-sac, it boasts a vast pie-shaped lot that feels like your very own private park. As you step inside, the grand staircase immediately captures your attention with its dual-access design, seamlessly connecting the foyer and the back of the house. The intricate millwork and wainscoting in the formal sitting and dining rooms set the tone for the refined aesthetic that runs throughout the home. The culinary enthusiast's dream kitchen boasts timeless white cabinetry, granite countertops, and top-tier stainless steel appliances, including a 5-burner gas range, double wall ovens, two dishwashers, a warming oven, and a Sub-Zero fridge. The spacious dining nook opens onto the back deck, offering a panoramic view of the uniquely designed yard. The main floor family room, with views of the pool and yard, provides a cozy yet open space ideal for family time. Upstairs, the luxurious primary suite awaits, featuring large windows that overlook the backyard and green space. Hidden behind a wall of cabinets, discover a spacious walk-in closet with built-in storage. The spa-like ensuite offers a two-person jetted tub, dual sinks with stone countertops embedded with fossils, a heated towel rack, and a separate shower, creating the ultimate retreat. Three additional generous bedrooms and a well-appointed bathroom with dual sinks and a



separate tub and toilet area complete the upper level, ideal for accommodating larger families. The walkout basement is a haven for entertainment and relaxation, featuring a cozy family room with a fireplace and beautiful media built-ins, a games area with a pool table, a convenient wet bar, a den or office with built-in bookshelves, a bathroom with a large shower, and a versatile flex room for crafts or hobbies. With IN-FLOOR HEATING throughout all three levels, comfort is guaranteed year-round. Step into the backyard, where you'll find your own private retreat. The in-ground pool, securely fenced for the safety of young children, is perfect for summer fun (costs \$200-\$300 per month when running between mid-May to the end of September when managed by contractors, plus \$1,000 for opening and closing costs including chemicals). The charming gazebo offers a quiet spot to read or enjoy your morning coffee. Direct access to the green-space trails allows for spontaneous walks or bike rides, leading to the nearby playground and Fish Creek Park. This home truly combines elegant living spaces with a family-friendly layout and direct access to nature's beauty. Experience luxury and convenience in one stunning package.

Built in 1993

### **Essential Information**

MLS® #	A2198519
Price	\$1,549,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,072
Acres	0.20
Year Built	1993

Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	216 Evergreen Heath Sw
Subdivision	Evergreen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 3B6

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Bookcases, Built-in Features, Chandelier, Double Vanity, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Wet Bar
Appliances	Dishwasher, Dryer, Gas Stove, Refrigerator, Washer, Window Coverings
Heating	In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Recreation Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### Exterior

Exterior Features	Garden, Private Yard
Lot Description	Backs on to Park/Green Space, Cul-De-Sac, Gazebo, Landscaped, No Neighbours Behind, Pie Shaped Lot, See Remarks
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	March 7th, 2025
Days on Market	49
Zoning	R-G

### **Listing Details**

Listing Office	Century 21 Bamber Realty LTD.
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