



GRASSROOTS
REALTY GROUP

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208 Evergreen Circle SW
Calgary, Alberta

MLS # A2222034



\$1,519,999

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,846 sq.ft.	Age:	2008 (17 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Aggregate, Double Garage Attached, Garage Door Opener, Heated Garage, I		
Lot Size:	0.15 Acre		
Lot Feat:	Corner Lot, Lawn, Low Maintenance Landscape, Paved		

Heating:	Boiler, In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s), Wet Bar, Wired for Sound		
Inclusions:	Hot tub, All pool equipment including cleaner.		

Explore this remarkable custom home by California Homes, ideally situated on a quiet corner lot without sidewalks in the highly regarded Evergreen Estates. Directly across the street is a large greenspace with a playground, and Fish Creek Park is within walking distance. This residence offers over 4,000 sq ft of finished living space, six bedrooms, and a stunning backyard designed for resort-style living. The outdoor area features a heated underground pool with a waterfall, a hot tub, an outdoor kitchen with built-in BBQ, beverage fridge, tiki bar, and a wood pergola with a gas fireplace. The professionally landscaped yard includes underground irrigation and paving stones for low maintenance. Inside, you'll find site-finished hardwood floors, Hunter Douglas blinds, smooth ceilings, integrated home audio, 8-foot main floor doors, and large upgraded windows. Recent updates include a new roof and gutters (2022), two new air conditioning units (2022 and 2024), an epoxy-coated garage floor (2023), and crystal chandeliers in the dining room and kitchen (2023). The chef's kitchen boasts granite countertops, stainless steel appliances, taller cabinetry, and a walk-in pantry that complements the bright breakfast nook opening directly to the backyard. The living room overlooks the pool and connects to the formal dining area via a three-way gas fireplace. A spacious office and mudroom complete the main floor layout. Upstairs, you'll find four bedrooms including a generous primary suite, a large laundry room, and a bathroom with dual sinks. The finished basement offers a family and games room with a wet bar and two additional bedrooms. Additional benefits include an oversized, heated, double attached garage, which also functions as a tandem three-car garage. This property features an outdoor swimming pool that has been seasonally

maintained and winterized by the homeowner. Typical winterizing procedures include lowering the water level, draining lines, and installing a protective cover. Routine summer maintenance is supported by an automated system for efficient care. Owners may choose to perform maintenance themselves or hire a professional service. A Pool maintenance guide is available upon request, and last year's utility bills show that pool-related water costs have remained reasonable. Enjoy Calgary's warmer months with this added outdoor living feature. Experience the perfect blend of sophisticated indoor living and a private, low-maintenance outdoor sanctuary—this stunning home is a rare gem in Calgary's sought-after community, offering everything you need to live your dream lifestyle. Don't miss your chance to make it yours!