



**GRASSROOTS**

REALTY GROUP

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**216 Evergreen Heath SW  
Calgary, Alberta**

**MLS # A2301215**



**\$1,650,000**

<b>Division:</b>	Evergreen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,180 sq.ft.	<b>Age:</b>	1993 (33 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Heated Garage		
<b>Lot Size:</b>	0.20 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Gazebo,		

<b>Heating:</b>	In Floor, Electric, Fireplace(s), Forced Air, Natural Gas, Radiant, See Remarks	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Storage, Walk-In Closet(s)

**Inclusions:** Wall Ovens(2), Warming Oven, Garage Opener with Remote Controls, Air conditioner, Pool Table, Fire Pit, Alarm Equipment

Set on an expansive 8,578 sq ft pie-shaped lot at the end of a quiet cul-de-sac in Evergreen Estates, this exceptional residence offers over 4,870 sq ft of beautifully developed living space, including a fully finished walkout basement, with a private elevated view backing onto green space. From the moment you step inside, the scale and attention to detail are immediately apparent. A grand dual access staircase, luxury crystal chandelier, and custom millwork create a striking first impression, while the thoughtful layout balances refined entertaining with comfortable everyday living. The acoustically designed piano room is also ideal as a whisky lounge, adding a unique and sophisticated touch. The chef-inspired kitchen is built without compromise, featuring top-tier appliances including a Sub-Zero refrigerator, double wall ovens, two dishwashers, and a professional-grade gas range. It connects seamlessly to the formal dining area and main living space, creating an ideal setting for hosting. A second Sub-Zero refrigerator on the lower level adds convenience, while a built-in sound system throughout enhances the overall experience. Designed for comfort and efficiency, the home features in-floor heating, two furnaces and two broilers for optimal climate control. Upstairs, the primary suite is a true private retreat with a fully hidden dressing room and a spa-inspired ensuite. Generously sized secondary bedrooms complete the upper level. The walkout lower level is built for lifestyle, offering a spacious media area, games room, wet bar, and flexible space for a home office, gym, or guest accommodations. Outside, the property transforms into a private, resort-style retreat. Mature landscaping surrounds a fully integrated in-ground pool, complemented by a gazebo and a large gas fire pit. Backing onto green space with no rear neighbours and just moments from Fish Creek Park, the setting

offers exceptional privacy and tranquility. This is a rare opportunity to own a home that delivers on scale, quality, and location in one of Calgary's most sought-after communities. Book your private showing today.