



**216 Evergreen Heath SW
Calgary, Alberta**

MLS # A2319098



\$1,699,000

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,180 sq.ft.	Age:	1993 (33 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.20 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Gazebo, Landscaped		

Heating:	Boiler, In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Granite, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Beamed Ceilings, Bookcases, Built-in Features, Chandelier, Closet Organizers, Crown Molding, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s), Wired for Sound

Inclusions: Pool Table, Air Conditioners (2)

BACK ON THE MARKET WITH MAJOR UPGRADES COMPLETED Set on a rare 8,578 sq. ft. pie-shaped lot on top of a hill at the end of a quiet cul-de-sac, this exceptional Evergreen Estates home offers over 4,870 sq. ft. of developed living space, a fully finished walkout basement, and unobstructed views over green space with no rear neighbours. Recently returned to market after significant improvements, including the replacement of the pool exchanger and copper piping, along with the complete removal and replacement of all Poly-B plumbing, providing valuable peace of mind for the next owner. Adding even more long-term value, the property is R-G zoned, offering future potential for a secondary suite or redevelopment opportunities, subject to City approval. Inside, a grand dual-access staircase, crystal chandelier, and extensive custom millwork create an impressive first impression. The chef-inspired kitchen is equipped with a Sub-Zero refrigerator, professional gas range, double wall ovens, two dishwashers, and exceptional entertaining space. The home also features in-floor heating, two furnaces, two boilers, built-in sound, and low-argon UV-protected windows. A second Sub-Zero refrigerator is located on the lower level for added convenience. Upstairs, the luxurious primary retreat includes a hidden dressing room and spa-inspired ensuite. The fully developed walkout basement offers a media area, games room, wet bar, and flexible space for a gym, office, or guest accommodations. Outside, enjoy your own private resort with a fully integrated in-ground pool, gazebo, fire pit, and mature landscaping. The elevated lot backing onto green space creates a level of privacy rarely found in Calgary. Additional updates include a new roof in 2022. Located just minutes from Fish Creek Park, schools, pathways, and amenities, this is a rare opportunity to

own one of Evergreen Estates' most private and versatile estate properties.