



GRASSROOTS
REALTY GROUP

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1649 Evergreen Hill SW
Calgary, Alberta

MLS # A2327153



\$1,325,000

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,660 sq.ft.	Age:	1996 (30 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Garden, Landscaped, Lawn, No M		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Bidet, Bookcases, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Pantry, Storage, Walk-In Closet(s)

Inclusions: Basement fridge, Living room couch, Living room loveseat, 2 Living room end tables, 2 Family room couches, 2 Family room chairs, 2 Desks in office, Office filing cabinet

*** Open House Saturday, July 11th from 10:00am-12:00pm *** Backing onto green space directly across from Fish Creek Provincial Park, this meticulously maintained walkout home in prestigious Evergreen Estates offers a rare combination of privacy, natural beauty, and an unbeatable location. Designed by a commissioned architect with custom plans created exclusively for this home and this lot, it is a one-of-a-kind design that cannot be replicated. With over 4,000 sq ft of developed living space, this residence has been thoughtfully designed for both comfortable family living and effortless entertaining. A cathedral-style foyer with soaring 16-foot ceilings sets the tone from the moment you arrive. Rich oak hardwood flooring adds warmth throughout the main level, flowing through elegant formal living and dining rooms into a chef-inspired kitchen equipped with granite countertops, a large island with a gas cooktop, a built-in oven and microwave, garburator, custom crystal doorknobs, and a bright breakfast nook overlooking the backyard and green space. Direct access from the breakfast nook leads to the 220 sq ft three-season sunroom, an inviting extension of the home that captures views of the green space and allows for extended seasonal living. The sunken family room features a custom built-in fireplace with cabinetry and large windows with electric curtains that flood the space with natural light. A private main floor den, powder room, and laundry/mudroom with garage access complete this level. Upstairs, the primary retreat offers dual walk-in closets and a luxurious ensuite with a two-person jetted tub, double-sided fireplace, dual vanities, double-head shower, bidet, and water closet. Two additional generously sized bedrooms and a full bathroom complete the upper level. The developed walkout basement is an entertainer's dream. The expansive rec room

features an ostrich leather valance and a grand fireplace reminiscent of the iconic hearth in Gone with the Wind, with a custom pub-style bar tucked alongside, creating a space that is as comfortable for a quiet evening as it is for hosting a crowd. A 500-bottle wine cellar, wet bar with dishwasher, spacious media room, full bathroom, and ample storage complete the lower level, all opening to the lower patio and beautifully landscaped backyard. This home has been meticulously cared for and updated over the years, with complete Poly-B plumbing removal, dual furnaces and air-conditioning units, updated roofing with IKO ArmourGard rubberized shingles, and two hot-water tanks. The result is a home that feels as solid and reliable as it does beautiful.