



GRASSROOTS
REALTY GROUP

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216 Evergreen Heath SW
Calgary, Alberta

MLS # A2348505



\$1,698,000

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, Driveway		
Lot Size:	0.20 Acre		
Lot Feat:	Back Yard, Front Yard, Gazebo, Low Maintenance Landscape, No Neighbour		

Heating:	Boiler, In Floor, Fireplace(s), Forced Air, Natural Gas, Radiant	Water:	-
Floors:	Ceramic Tile, Granite, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Beamed Ceilings, Bookcases, Breakfast Bar, Chandelier, Crown Molding, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Recessed Lighting, Separate Entrance, Vaulted Ceiling(s), Vinyl Windows, Wired for Sound		
Inclusions:	Built-In Refrigerator(2), Dryer, Freezer, Gas Cooktop, Microwave, Range Hood, Washer		

POLY B REPLACED • 8,578 SQ FT PIE LOT • 4,870+ SQ FT DEVELOPED • WALKOUT • POOL • GREEN SPACE. 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 developed living space, including a fully finished walkout basement. Elevated above the surrounding landscape and backing onto green space with no rear neighbours, the property offers an exceptional sense of privacy and a setting that feels more like a private estate. Inside, the impressive scale and quality are immediately apparent. A grand dual-access staircase, luxury crystal chandelier and custom millwork create a striking first impression, while the thoughtfully designed layout provides an ideal balance of elegant entertaining and comfortable everyday living. The acoustically designed piano room offers a distinctive space for music and entertaining and could easily serve as an elegant lounge or whisky room. The chef-inspired kitchen is designed for entertaining, featuring Sub-Zero refrigeration, double wall ovens, two dishwashers and a professional-grade gas range. The kitchen connects seamlessly with the formal dining and main living areas, while a second Sub-Zero refrigerator on the lower level adds convenience. A built-in sound system throughout the home further enhances the entertaining experience. Designed with comfort in mind, the home features in-floor heating, two furnaces and two boilers. The spacious primary suite offers a private retreat with a hidden dressing room and spa-inspired ensuite, complemented by generously sized secondary bedrooms. The fully finished walkout level provides exceptional lifestyle flexibility with a media area, games room, wet bar and versatile spaces suitable for a home office, gym or additional guest accommodations.

Outside, the property delivers a private resort-style setting surrounded by mature landscaping. The backyard features a fully integrated in-ground pool, gazebo and large gas fire pit, creating an exceptional space for summer entertaining. The pool heat exchanger and copper piping have been replaced, while Poly-B piping has been removed, providing important updates and added peace of mind. Backing onto green space with no homes behind, the elevated backyard offers exceptional privacy and tranquillity, with Fish Creek Park just moments away. A rare opportunity to own an exceptional Evergreen Estates property offering remarkable scale, quality, privacy and outdoor living on one of the community's standout lots. Book your private showing today.