



GRASSROOTS
REALTY GROUP

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216 Evergreen Heath SW
Calgary, Alberta

MLS # A2229074



\$1,550,000

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,125 sq.ft.	Age:	1993 (32 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.20 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Brush, Cul-De-Sac, Fruit Trees/S		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, No Animal Home, No Smoking Home, Walk-In Closet(s)		

Inclusions: Pool Table, Central AC (1),

Tucked into a quiet cul-de-sac on one of the community's most coveted pie shaped lots, this refined estate home is a rare blend of luxury and family function. Mature trees wrap the yard in serenity, while direct access to green space trails connects you to nature, Fish Creek Park, and weekend adventures. Inside, craftsmanship takes center stage. Intricate millwork, wainscoting, and a grand staircase set an elegant tone from the moment you enter. Formal living and dining rooms create a beautiful backdrop for entertaining, while the open-concept family spaces are made for connection. The chef's kitchen is as functional as it is beautiful; white cabinetry, granite countertops, Sub-Zero fridge, a 5 burner gas range, double wall ovens, two dishwashers, a warming drawer, and a sunny breakfast nook that overlooks the yard. Just beyond, the family room frames pool views through large windows, balancing cozy evenings with an open, airy feel. Upstairs, the primary suite is a true retreat: a wall of windows with green space views, a hidden walk in closet with custom builtins, and a spa inspired ensuite complete with dual fossil stone sinks, a two person jetted tub, heated towel rack, and a separate shower. Three more bedrooms and a family bathroom with dual sinks and a private bath area complete the upper level. The fully finished walkout basement is made for entertaining, with in-floor heating, a media lounge with fireplace and builtins, games area with wet bar, a flexible office/den with custom bookshelves, a hobby room, and a full bath with large shower. Step into the backyard, and you're in your own resort. A secure in-ground pool, gazebo hideaway, and lush landscaping offer space for both play and peace. It's the kind of yard that doesn't come around often and the kind of home that grows with you, beautifully.

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