

# \$824,000 - 203 Evergreen Heights Sw, Calgary

MLS® #A2191456

**\$824,000**

4 Bedroom, 4.00 Bathroom, 1,984 sqft

Residential on 0.11 Acres

Evergreen, Calgary, Alberta

\*\*\* Open Houses Saturday, April 26th from 2:00 to 4:00 pm and Sunday, April 27th from 11:00am to 1:00 pm \*\*\* ELEGANT ESTATE HOME SITUATED ON A QUIET CUL-DE-SAC

- STUCCO EXTERIOR - LARGE MAIN FLOOR PERFECT FOR FAMILY AND ENTERTAINING - THREE SPACIOUS BEDROOMS UP AND ONE IN THE PROFESSIONALLY FINISHED BASEMENT - HIGH CEILINGS ON MAIN AND BASEMENT- 2975 SQUARE FEET of finished living area! NEW SHINGLES AND DOWNSPOUTS - Nestled on a quiet cul-de-sac in the sought-after community of Evergreen Estates, this Cardel-built home offers modern living combined with comfort and style. LARGE PRINCIPAL ROOMS allow for easy furnishing and soaring ceilings provide that "WOW" factor. Upon arrival, you are welcomed by mature landscaping, an elegantly styled stone facade, and a cozy, covered front porch. The two-story entry frames the splendid maple and wrought-iron staircase with French Doors leading into the MAIN FLOOR OFFICE/FORMAL DINING ROOM. You will discover a large Great Room with a stone-front gas fireplace, a built-in wall unit, an extensive kitchen, a spacious dining area, with the much-desired WALK-THROUGH PANTRY. You will fall in love with the laundry/mud room, providing ample storage for the kids' backpacks! Up that glamorous staircase, your Primary suite offers plenty of space for large furnishings, a



spacious and LUXURIOUS ENSUITE BATH, and a walk-in closet. Two additional large bedrooms and a full bath complete the second floor. The PROFESSIONALLY FINISHED BASEMENT contributes to the overall living space of this home with a huge recreation/games area complete with a cozy gas fireplace, bar area, an additional bedroom with a walk-in closet, and a full bath. Note the basement has 9-foot ceilings which allows for larger windows. The garage is oversized, insulated, drywalled/finished, and has great solid storage units making it easy to keep your outside life organized. Situated on a wider lot (42 feet) allows for a larger main floor footprint.

Recent updates include a new SS DISHWASHER and CLOTHES DRYER and NEW SHINGLES. This home has been lovingly maintained and is surrounded by similar estate homes in a quiet enclave in Evergreen, away from traffic noise but with easy access to major transportation routes—steps from the walking/biking paths of Fish Creek Park. Love living in the Estates of Evergreen by making this your new home!

Built in 2001

### **Essential Information**

MLS® #	A2191456
Price	\$824,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,984
Acres	0.11
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	2 Storey

Status Active

### Community Information

Address 203 Evergreen Heights Sw  
Subdivision Evergreen  
City Calgary  
County Calgary  
Province Alberta  
Postal Code T2Y 3Y8

### Amenities

Parking Spaces 6  
Parking Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener, Insulated  
# of Garages 2

### Interior

Interior Features Bar, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Walk-In Closet(s)  
Appliances Central Air Conditioner, Dishwasher, Double Oven, Dryer, Gas Range, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings  
Heating Forced Air, Natural Gas  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 2  
Fireplaces Basement, Free Standing, Gas, Great Room, Mantle, Stone  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features Garden  
Lot Description Back Yard, Cul-De-Sac, Front Yard, Garden, Landscaped, Level, Rectangular Lot, Underground Sprinklers  
Roof Asphalt Shingle  
Construction Stone, Stucco  
Foundation Poured Concrete

### Additional Information

Date Listed January 31st, 2025

Days on Market	87
Zoning	R-G

## **Listing Details**

Listing Office	RE/MAX First
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