

# \$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 House Sat April 19 2 - 4 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, Gas, Great Room, Mantle, Stone, Free Standing
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	80
Zoning	R-G

**Listing Details**

Listing Office                RE/MAX First

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