## 203 EVERGREEN Heights, Calgary T2Y 3Y8

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|---|---|---|---|---|---|
| MLS®#: | **A2191456** | Area: | **Evergreen** | Listing Date: | **01/31/25** | List Price: | **$849,000** |
| Status: | **Active** | County: | **Calgary** | Change: | **None** | Association: | **Fort McMurray** |



**General Information**

| | | | | **DOM** | |
|---|---|---|---|---|---|
| Prop Type: | **Residential** | | | **22** | |
| Sub Type: | **Detached** | | | **Layout** | |
| City/Town: | **Calgary** | **Finished Floor Area** | | Beds: | **4 (3 1 )** |
| Year Built: | **2001** | Abv Sqft: | **1,984** | Baths: | **3.5 (3 1)** |
| **Lot Information** | | Low Sqft: | | Style: | **2 Storey** |
| Lot Sz Ar: | **4,682 sqft** | Ttl Sqft: | **1,984** | | |
| Lot Shape: | | | | **Parking** | |
| | | | | Ttl Park: | **6** |
| | | | | Garage Sz: | **2** |

Access:
Lot Feat: **Back Yard,Cul-De-Sac,Front Yard,Garden,Landscaped,Level,Rectangular Lot,Underground Sprinklers**
Park Feat: **Concrete Driveway,Double Garage Attached,Front Drive,Garage Door Opener,Insulated**

### Utilities and Features

| | | | |
|---|---|---|---|
| Roof: | **Asphalt Shingle** | Construction: | |
| Heating: | **Forced Air,Natural Gas** | | **Stone,Stucco** |
| Sewer: | | Flooring: | |
| Ext Feat: | **Garden** | | **Carpet,Ceramic Tile,Vinyl Plank** |
| | | Water Source: | |
| | | Fnd/Bsmt: | |
| | | | **Poured Concrete** |

Kitchen Appl: **Central Air Conditioner,Dishwasher,Double Oven,Dryer,Gas Range,Microwave,Range Hood,Refrigerator,Washer,Water Softener,Window Coverings**
Int Feat: **Bar,Granite Counters,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Walk-In Closet(s)**
Utilities:

### Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|---|---|---|---|---|---|
| **Great Room** | **Main** | **19`0" x 16`4"** | **Office** | **Main** | **12`2" x 12`3"** |
| **Kitchen** | **Main** | **16`8" x 15`5"** | **Dining Room** | **Main** | **10`0" x 8`0"** |
| **Laundry** | **Main** | **10`1" x 9`1"** | **Bedroom - Primary** | **Second** | **13`7" x 15`4"** |
| **Bedroom** | **Second** | **11`9" x 11`7"** | **Bedroom** | **Second** | **10`0" x 14`0"** |
| **4pc Ensuite bath** | **Second** | **12`7" x 13`4"** | **3pc Bathroom** | **Second** | **4`11" x 8`0"** |

| Game Room | Lower | 30`0" x 16`0" | Other | Lower | 8`11" x 8`0" |
|-----------|-------|---------------|-------|-------|--------------|
| Bedroom | Lower | 12`0" x 11`7" | 4pc Bathroom | Lower | 9`4" x 4`11" |
| 2pc Bathroom | Main | | | | |

## Legal/Tax/Financial

| Title: | | Zoning: | |
|--------|--|---------|--|
| **Fee Simple** | | **R-G** | |
| Legal Desc: | **0012889** | | |

## Remarks

Pub Rmks: **\*\*OPEN HOUSE Sun, Feb 23 from 2-4pm\*\* 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!**

Inclusions: **Garburator**

Property Listed By: **RE/MAX First**