



THE
A-TEAM

**RE/MAX
FIRST**

216 EVERGREEN Heath, Calgary T2Y 3B6

MLS®#: **A2198519**

Area: **Evergreen**

Listing Date: **03/07/25**

List Price: **\$1,549,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1993**

Finished Floor Area

Abv Sqft: **3,072**
Low Sqft:
Ttl Sqft: **3,072**

Lot Information

Lot Sz Ar: **8,578 sqft**
Lot Shape:

DOM

2
Layout
Beds: **5 (4 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

Backs on to Park/Green Space,Cul-De-Sac,Gazebo,Landscaped,No Neighbours Behind,Pie Shaped Lot,See Remarks
Double Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **In Floor,Forced Air**
Sewer:
Ext Feat: **Garden,Private Yard**

Construction: **Brick,Stucco,Wood Frame**
Flooring: **Carpet,Hardwood,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Gas Stove,Refrigerator,Washer,Window Coverings**
Int Feat: **Bookcases,Built-in Features,Chandelier,Double Vanity,Granite Counters,High Ceilings,No Animal Home,No Smoking Home,Wet Bar**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	20`1" x 15`1"	Kitchen	Main	12`8" x 17`7"
Breakfast Nook	Main	12`3" x 17`9"	Foyer	Main	11`0" x 6`7"
Bedroom - Primary	Upper	13`3" x 9`10"	Bedroom	Upper	11`9" x 12`7"
Bedroom	Basement	12`0" x 15`2"	Game Room	Basement	14`3" x 14`6"
2pc Bathroom	Main		6pc Ensuite bath	Upper	

Great Room
Laundry
Bedroom
Office
5pc Bathroom

Main
Main
Upper
Basement
Upper

13`1" x 15`7"
12`8" x 9`5"
13`5" x 14`2"
11`10" x 14`10"

Dining Room
Bedroom - Primary
Game Room
Storage
3pc Bathroom

Main
Upper
Basement
Basement
Basement

17`1" x 12`11"
19`8" x 15`1"
19`5" x 14`11"
15`3" x 15`4"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9410111

Zoning:
R-G

Remarks

Pub Rmks:

Nestled in the heart of Evergreen Estates, this exquisite home offers a captivating blend of elegance and family-friendly features. Situated on a quiet cul-de-sac, it boasts a vast pie-shaped lot that feels like your very own private park. As you step inside, the grand staircase immediately captures your attention with its dual-access design, seamlessly connecting the foyer and the back of the house. The intricate millwork and wainscoting in the formal sitting and dining rooms set the tone for the refined aesthetic that runs throughout the home. The culinary enthusiast's dream kitchen boasts timeless white cabinetry, granite countertops, and top-tier stainless steel appliances, including a 5-burner gas range, double wall ovens, two dishwashers, a warming oven, and a Sub-Zero fridge. The spacious dining nook opens onto the back deck, offering a panoramic view of the uniquely designed yard. The main floor family room, with views of the pool and yard, provides a cozy yet open space ideal for family time. Upstairs, the luxurious primary suite awaits, featuring large windows that overlook the backyard and green space. Hidden behind a wall of cabinets, discover a spacious walk-in closet with built-in storage. The spa-like ensuite offers a two-person jetted tub, dual sinks with stone countertops embedded with fossils, a heated towel rack, and a separate shower, creating the ultimate retreat. Three additional generous bedrooms and a well-appointed bathroom with dual sinks and a separate tub and toilet area complete the upper level, ideal for accommodating larger families. The walkout basement is a haven for entertainment and relaxation, featuring a cozy family room with a fireplace and beautiful media built-ins, a games area with a pool table, a convenient wet bar, a den or office with built-in bookshelves, a bathroom with a large shower, and a versatile flex room for crafts or hobbies. With IN-FLOOR HEATING throughout all three levels, comfort is guaranteed year-round. Step into the backyard, where you'll find your own private retreat. The in-ground pool, securely fenced for the safety of young children, is perfect for summer fun (costs \$200-\$300 per month when running between mid-May to the end of September when managed by contractors, plus \$1,000 for opening and closing costs including chemicals). The charming gazebo offers a quiet spot to read or enjoy your morning coffee. Direct access to the green-space trails allows for spontaneous walks or bike rides, leading to the nearby playground and Fish Creek Park. This home truly combines elegant living spaces with a family-friendly layout and direct access to nature's beauty. Experience luxury and convenience in one stunning package.

Inclusions:
Property Listed By:

**Hood Fan, Wall Ovens(2), Warming Oven, Garage Opener with Remote Controls, Air conditioner, Pool Table, Fire Pit, Alarm Equipment
Century 21 Bamber Realty LTD.**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











