



203 Evergreen Heights Calgary Alberta

\$869,000

****OPEN HOUSE SAT OCT 5 - 2-4:30 PM **** 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 office. 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. 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! (id:6769)

Primary Bedroom 13.58 Ft x 15.33 Ft

Bedroom 11.75 Ft x 11.58 Ft

Bedroom 10.00 Ft x 14.00 Ft

4pc Bathroom 12.58 Ft x 13.33 Ft

3pc Bathroom 4.92 Ft x 8.00 Ft

Recreational, Games room 30.00 Ft x 16.00 Ft

Other 8.92 Ft x 8.00 Ft

4pc Bathroom 9.33 Ft x 4.92 Ft

Great room 19.00 Ft x 16.33 Ft

Office 12.17 Ft x 12.25 Ft

Kitchen 16.67 Ft x 15.42 Ft

Dining room 10.00 Ft x 8.00 Ft

Laundry room 10.08 Ft x 9.08 Ft

2pc Bathroom Measurements not available

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Listing Presented By:



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**RE/MAX REAL ESTATE
(CENTRAL)**

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Bedroom 12.00 Ft x 11.58 Ft