



## 216 Evergreen Heath Calgary Alberta

\$1,549,000

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 craft...

Bedroom 12.00 Ft x 15.17 Ft

Recreational, Games room 14.25 Ft x 14.50 Ft

Recreational, Games room 19.42 Ft x 14.92 Ft

Office 11.83 Ft x 14.83 Ft

Storage 15.25 Ft x 15.33 Ft

3pc Bathroom Measurements not available

2pc Bathroom Measurements not available

Great room 13.08 Ft x 15.58 Ft

Dining room 17.08 Ft x 12.92 Ft

Laundry room 12.67 Ft x 9.42 Ft

Primary Bedroom 13.25 Ft x 9.83 Ft

Bedroom 11.75 Ft x 12.58 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
Century 21 Bamber Realty LTD.

<http://www.PeymanValim.com>

**RE/MAX**

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

773 Glenmore rd , Calgary, British  
Columbia, V1V 3B9

Phone: (403) 850-6722  
ctimos@telus.net

Living room 20.08 Ft x 15.08 Ft

Kitchen 12.67 Ft x 17.58 Ft

Breakfast 12.25 Ft x 17.75 Ft

Foyer 11.00 Ft x 6.58 Ft

6pc Bathroom Measurements not available

Primary Bedroom 19.67 Ft x 15.08 Ft

Bedroom 13.42 Ft x 14.17 Ft