

# \$1,450,000 - 1600 Evergreen Hill Sw, Calgary

MLS® #A2249735

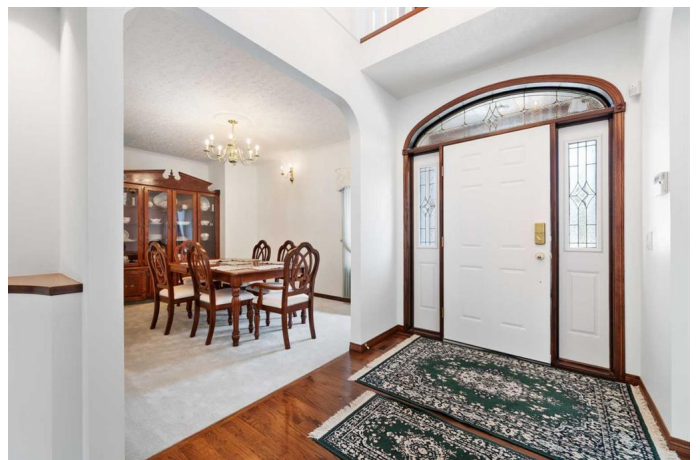
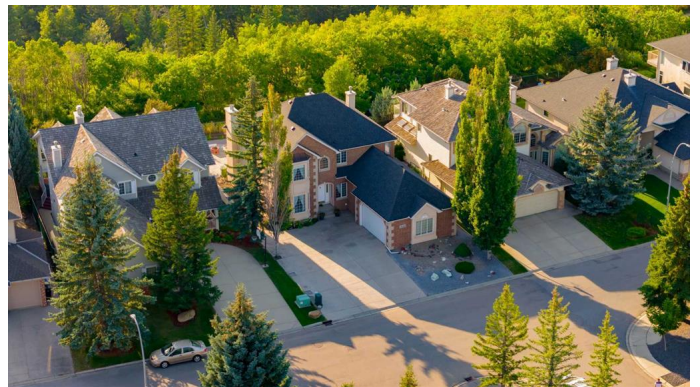
**\$1,450,000**

4 Bedroom, 5.00 Bathroom, 2,971 sqft

Residential on 0.17 Acres

Evergreen, Calgary, Alberta

Welcome to your new, perfectly located home! These homes on the ridge don't come onto the market often so this is your chance to get into a home that is in one of the best locations in the estate area of Evergreen! Unmatched views, luxury, privacy, peace and quiet and a custom built home await you with an abundance of nature right outside your back yard! This home was carefully custom built by a European master craftsman and is offered for sale by the original owner. As you enter, you are greeted by soaring ceilings, generous sized entryway with a den/flex room at the front of the house and a dining room with a built in china cabinet on the other side of the entryway. As we make our way through the entry you have a formal dining room (could double as a den with glass doors for privacy) through to the main living areas you have a gorgeous living room with a fireplace, custom built ins and THREE skylights! The kitchen offers the best views to the west of the yard and Fish Creek, ample counter and cabinet space, gas cooktop, wall oven, corner pantry and tiled backsplash! The main floor is completed with a half bath, mud room with laundry and a sink and access to the MASSIVE double garage that can easily accommodate 3-4 vehicles (and it has heated flooring and a drain!) Let's make our way up the elegant curved staircase to the Primary suite that has a walk in closet, a double sided fireplace, dual sinks in the vanity, separate shower and tub with the most amazing views!



(You will fall in love!) In addition to the primary bedroom there are THREE more bedrooms and two of them have ensuite bathrooms and there is also a full bathroom upstairs! The huge basement is awaiting your creative ideas and has plenty of room for future development! Other amazing features are the hail resistant upgraded shingles, the 1 year old massive deck, low maintenance yard (no grass), gas firepit in the back yard, custom woodwork throughout this home, heated floors in the basement and garage, 2 furnaces and 2 hot water tanks, Fish Creek and Mountain views and gleaming hardwood flooring on the main floor! You are also just minutes away from Stoney Trail, tons of the areas amenities, parks, playgrounds and schools! This home offers the perfect blend of luxury custom built finishes, functional upgrades and an unbeatable location! Whether you enjoying a quiet morning coffee with park views, hosting a summer BBQ by the firepit or warming up by one of the fireplaces - this property is thoughtfully designed for comfort, style and a wonderful home to raise your family in!

Built in 1994

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2249735    |
| Price          | \$1,450,000 |
| Bedrooms       | 4           |
| Bathrooms      | 5.00        |
| Full Baths     | 2           |
| Half Baths     | 3           |
| Square Footage | 2,971       |
| Acres          | 0.17        |
| Year Built     | 1994        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |

|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 1600 Evergreen Hill Sw |
| Subdivision | Evergreen              |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2Y 3A9                |

### Amenities

|                |                                                            |
|----------------|------------------------------------------------------------|
| Parking Spaces | 8                                                          |
| Parking        | Double Garage Attached, Driveway, Heated Garage, Oversized |
| # of Garages   | 2                                                          |

### Interior

|                   |                                                                                                                                          |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Crown Molding, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s) |
| Appliances        | Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Refrigerator, Washer, Window Coverings                      |
| Heating           | Forced Air                                                                                                                               |
| Cooling           | None                                                                                                                                     |
| Fireplace         | Yes                                                                                                                                      |
| # of Fireplaces   | 2                                                                                                                                        |
| Fireplaces        | Gas, Living Room, Master Bedroom                                                                                                         |
| Has Basement      | Yes                                                                                                                                      |
| Basement          | Full, Unfinished                                                                                                                         |

### Exterior

|                   |                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Garden, Private Yard                                                               |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Many Trees, No Neighbours Behind, Private, Treed, Views |
| Roof              | Asphalt Shingle                                                                                  |
| Construction      | Brick, Stucco, Wood Frame                                                                        |
| Foundation        | Poured Concrete                                                                                  |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 2nd, 2025 |
| Days on Market | 61                  |
| Zoning         | R-G                 |

**Listing Details**

Listing Office                      Real Broker

Data is supplied by Pillar 9â,,¢ MLSÂ® System. Pillar 9â,,¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.