

# \$1,590,000 - 1600 Evergreen Hill Sw, Calgary

MLS® #A2249735

**\$1,590,000**

4 Bedroom, 5.00 Bathroom, 2,971 sqft

Residential on 0.17 Acres

Evergreen, Calgary, Alberta

OPEN HOUSES on Friday Sept 5th from

4-7PM & Sunday Sept 7th from 1-4PM!

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

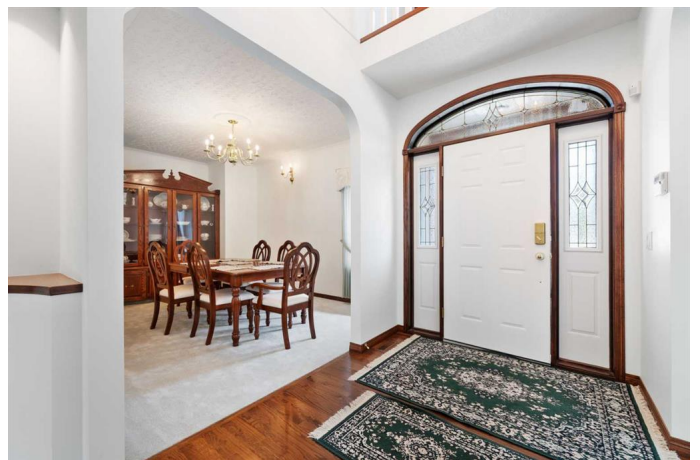
MASSIVE double garage that can easily

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	\$1,590,000
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, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s), Crown Molding
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, Private, Treed, Views, Many Trees, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

### Additional Information

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

### **Listing Details**

Listing Office	Real Broker
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