

# \$1,568,000 - 208 Evergreen Circle Sw, Calgary

MLS® #A2222034

**\$1,568,000**

6 Bedroom, 4.00 Bathroom, 2,846 sqft

Residential on 0.15 Acres

Evergreen, Calgary, Alberta

Explore this remarkable custom home by California Homes, ideally situated on a quiet corner lot without sidewalks in the highly regarded Evergreen Estates. Directly across the street is a large greenspace with a playground, and Fish Creek Park is within walking distance. This residence offers over 4,000 sq ft of finished living space, six bedrooms, and a stunning backyard designed for resort-style living. The outdoor area features a heated underground pool with a waterfall, a hot tub, an outdoor kitchen with built-in BBQ, beverage fridge, tiki bar, and a wood pergola with a gas fireplace. The professionally landscaped yard includes underground irrigation and paving stones for low maintenance. Inside, you'll find site-finished hardwood floors, Hunter Douglas blinds, smooth ceilings, integrated home audio, 8-foot main floor doors, and large upgraded windows. Recent updates include a new roof and gutters (2022), two new air conditioning units (2022 and 2024), an epoxy-coated garage floor (2023), and crystal chandeliers in the dining room and kitchen (2023). The chef's kitchen boasts granite countertops, stainless steel appliances, taller cabinetry, and a walk-in pantry that complements the bright breakfast nook opening directly to the backyard. The living room overlooks the pool and connects to the formal dining area via a three-way gas fireplace. A spacious office and mudroom complete the main floor layout. Upstairs,



youâ€™ll find four bedrooms including a generous primary suite, a large laundry room, and a bathroom with dual sinks. The finished basement offers a family and games room with a wet bar and two additional bedrooms. Additional benefits include an oversized, heated, double attached garage, which also functions as a tandem three-car garage. Experience the perfect blend of sophisticated indoor living and a private, low-maintenance outdoor sanctuaryâ€”this stunning home is a rare gem in Calgaryâ€™s sought-after community, offering everything you need to live your dream lifestyle. Donâ€™t miss your chance to make it yours!

Built in 2008

### Essential Information

MLS® #	A2222034
Price	\$1,568,000
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,846
Acres	0.15
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	208 Evergreen Circle Sw
Subdivision	Evergreen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y0B9

## Amenities

Amenities	None
Parking Spaces	5
Parking	Double Garage Attached, Garage Door Opener, Heated Garage, Insulated, Oversized, Tandem, Triple Garage Attached, Workshop in Garage, Aggregate
# of Garages	3
Has Pool	Yes

## Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Double Oven, Dryer, Electric Cooktop, Garage Control(s), Garburator, Microwave, Refrigerator, Washer/Dryer, Water Softener, Window Coverings
Heating	Boiler, In Floor, Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Glass Doors, Mantle, Three-Sided, Tile, Dining Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Built-in Barbecue
Lot Description	Corner Lot, Lawn, Low Maintenance Landscape, Paved
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 17th, 2025
Days on Market	16
Zoning	R-1
HOA Fees	105
HOA Fees Freq.	ANN

# Listing Details

Listing Office            TrustPro Realty

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