

# \$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. This property features an outdoor swimming pool that has been seasonally maintained and winterized by the homeowner. Typical winterizing procedures include lowering the water level, draining lines, and installing a protective cover. Routine summer maintenance is supported by an automated system for efficient care. Owners may choose to perform maintenance themselves or hire a professional service. A Pool maintenance guide is available upon request, and last yearâ€™s utility bills show that pool-related water costs have remained reasonable. Enjoy Calgaryâ€™s warmer months with this added outdoor living feature.

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, Aggregate, Workshop in Garage
# of Garages	3
Has Pool	Yes

### Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, 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, Chandelier, Wired for Sound
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Garburator, Microwave, Refrigerator, Washer/Dryer, Window Coverings, Double Oven, Water Softener
Heating	In Floor, Fireplace(s), Forced Air, Natural Gas, Boiler
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Mantle, Tile, Dining Room, Glass Doors, Three-Sided
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	30
Zoning	R-1
HOA Fees	105
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	TrustPro Realty
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