

**63 Evergreen Heights SW**  
**Calgary, Alberta**

**MLS # A2288146**



**\$899,900**

<b>Division:</b>	Evergreen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,131 sq.ft.	<b>Age:</b>	2000 (26 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Enclosed, Front Drive, Garage Door Opener		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Interior Lot, Landscaped, Lawn, Level, No Back Lane, No Front Lane		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Built-in Features, Crown Molding, French Door, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Soaking Tub, Wired for Sound		
<b>Inclusions:</b>	None		

Beautifully maintained, custom-built two-storey home offering over 3,100 sq. ft. of fully developed living space, located in prestigious Evergreen Estates—southwest Calgary’s only true estate home community, Lovingly maintained and thoughtfully upgraded by the original owners, this home clearly reflects pride of ownership at every turn. Enjoy a spectacular curved staircase with custom spindle work, rich site-finished hardwood floors, nine-foot ceilings, and high-quality stainless steel appliances featuring a Fisher & Paykel six-burner gas stove. Enjoy a total of five bedrooms, four baths, two fireplaces, hotel-style primary ensuite bath. The high-end professional basement development includes full tile feature wall setup for surround sound, two bedrooms, full bath, rough-in for wet bar, new flooring and more. Soft rounded corners, main floor den, custom window coverings, new roof, A/C, heated oversized garage, and incredible landscaping with mature trees for privacy, stone patio, upper deck, and a cozy front porch to sit and watch the kids play. Evergreen Estates offers an exceptional walkable lifestyle, surrounded by expansive park spaces, paved pathways, and Fish Creek Park just steps from your door, with effortless access to the LRT, schools, shopping, and Stoney Trail.