

# \$2,300,000 - 41 Evergreen Mount Sw, Calgary

MLS® #A2259863

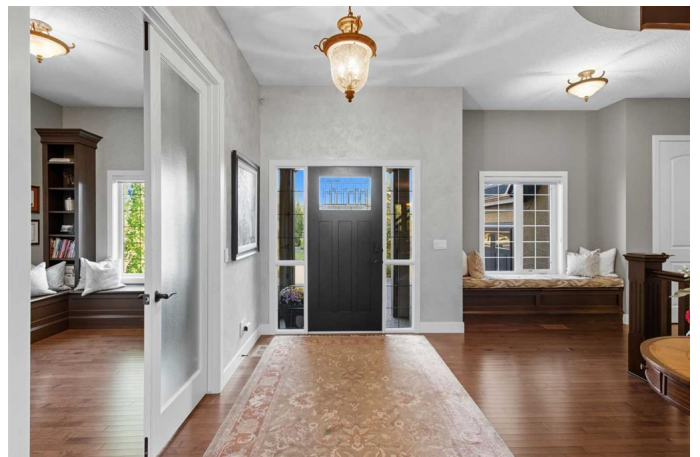
**\$2,300,000**

4 Bedroom, 4.00 Bathroom, 3,546 sqft

Residential on 0.17 Acres

Evergreen, Calgary, Alberta

Nestled on one of Calgary's most prestigious streets, this custom-built masterpiece is the epitome of refined living, where meticulous craftsmanship meets the serenity of nature. Every detail has been thoughtfully executed, from custom built-ins throughout to premium finishes that blend timeless elegance with modern functionality. The main level, graced with soaring 10-foot ceilings, is designed to impress at every turn. Rich hardwood floors guide you past a private office into a chef-inspired kitchen that is both functional and visually striking featuring a 6-burner Wolf range beneath a custom sculpted stone hood, paired seamlessly with a built-in Wolf oven, microwave, warming drawer, and Sub-Zero fridge. The oversized island, complete with its own prep sink, invites culinary creativity and lively gatherings, while a walk-through pantry and thoughtfully designed boot room provide effortless organization. Custom drapes and blinds throughout the entire home enhance the luxurious finishes, framing the expansive park views and allowing for both light control and privacy. The living room, anchored by a cozy fireplace, flows naturally from the kitchen while the full-length main-floor deck extends the home's entertaining possibilities outdoors. Sonos sound is wired throughout the home and yard ensuring immersive audio in every space. Upstairs, the primary suite is a private sanctuary with its own reading room, offering a serene escape set against stunning park views



that evolve with the seasons. The spa-like ensuite features a steam shower, indulgent finishes, and a massive walk-in closet finished with custom built-ins. Two additional bedrooms, a bonus room, separate laundry room and a 4-piece bathroom complete the upper level, providing ample space for family and guests. The fully finished walkout basement is designed for leisure, wellness, and lifestyle. Here you will find an additional bedroom, 4-piece bathroom, and a family room with in-floor heating and a cozy fireplace providing warmth and comfort, while a stunning indoor pool, set within its own beautifully finished room, offers a private oasis for year-round recreation and relaxation. A sophisticated wet bar complements the space, thoughtfully positioned overlooking the beautiful backyard. Walkout access leads to your professionally landscaped yard by Vision Scape, featuring a private hot tub area and seamless access to Fish Creek Park with walking paths, biking trails, cross-country skiing and breathtaking sunsets all just steps from your door. Upgraded water filtration and UV air systems enhance both luxury and wellness. Car enthusiasts and hobbyists will delight in the triple-car garage with in-floor heating, combining convenience with luxury. This is more than a residence, it is an invitation to a lifestyle of unparalleled elegance, privacy, and connection to nature. Every detail has been perfected, every space designed to inspire, and every day feels extraordinary in this extraordinary home.

Built in 2012

### **Essential Information**

|          |             |
|----------|-------------|
| MLS® #   | A2259863    |
| Price    | \$2,300,000 |
| Bedrooms | 4           |

|                |             |
|----------------|-------------|
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 3,546       |
| Acres          | 0.17        |
| Year Built     | 2012        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 41 Evergreen Mount Sw |
| Subdivision | Evergreen             |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2Y 0K1               |

### Amenities

|                |                                   |
|----------------|-----------------------------------|
| Parking Spaces | 6                                 |
| Parking        | Aggregate, Triple Garage Attached |
| # of Garages   | 3                                 |

### Interior

|                   |                                                                                                                                                                                                                                                                                          |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Bookcases, Built-in Features, Closet Organizers, Double Vanity, French Door, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Skylight(s), Sump Pump(s), Walk-In Closet(s), Wired for Sound |
| Appliances        | Built-In Gas Range, Built-In Oven, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Range Hood, Warming Drawer, Washer/Dryer, Water Purifier, Water Softener, Wine Refrigerator                                                                 |
| Heating           | Boiler, In Floor, Forced Air                                                                                                                                                                                                                                                             |
| Cooling           | Central Air, Sep. HVAC Units                                                                                                                                                                                                                                                             |
| Fireplace         | Yes                                                                                                                                                                                                                                                                                      |
| # of Fireplaces   | 2                                                                                                                                                                                                                                                                                        |
| Fireplaces        | Family Room, Gas                                                                                                                                                                                                                                                                         |
| Has Basement      | Yes                                                                                                                                                                                                                                                                                      |

|          |                          |
|----------|--------------------------|
| Basement | Finished, Full, Walk-Out |
|----------|--------------------------|

## Exterior

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Fire Pit, Lighting, Misting System, Private Entrance, Private Yard, Storage |
|-------------------|-------------------------------------------------------------------------------------------|

|                 |                                                                                                                                                                                                             |
|-----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Lot Description | Back Yard, Backs on to Park/Green Space, Conservation, Front Yard, Greenbelt, Landscaped, Lawn, Level, Many Trees, No Neighbours Behind, Private, Treed, Underground Sprinklers, Views, Yard Lights, Meadow |
|-----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|      |                 |
|------|-----------------|
| Roof | Asphalt Shingle |
|------|-----------------|

|              |                           |
|--------------|---------------------------|
| Construction | Stone, Stucco, Wood Frame |
|--------------|---------------------------|

|            |                 |
|------------|-----------------|
| Foundation | Poured Concrete |
|------------|-----------------|

## Additional Information

|             |                      |
|-------------|----------------------|
| Date Listed | September 25th, 2025 |
|-------------|----------------------|

|                |    |
|----------------|----|
| Days on Market | 10 |
|----------------|----|

|        |     |
|--------|-----|
| Zoning | R-G |
|--------|-----|

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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.