



**42 Everoak Green SW  
Calgary, Alberta**

**MLS # A2296587**



**\$709,900**

<b>Division:</b>	Evergreen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,969 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Few Trees, Front Yard		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Tankless Hot Water, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

. Located in one of the most desirable family-friendly communities in SW Calgary. The 5 bedroom fully finished home is situated on a quiet cul-de-sac in Evergreen. Total 2750 sq. ft. Walking distance to Public and Catholic schools, Dr.E.P. Scarlett High School is top rated and has a AP Program. Main floor is designed with the family in mind, open concept living area with lots of windows, feature fireplace, breakfast bar, corner pantry, extended cabinets, 9 ft ceilings, office, main floor laundry, mud room. Tile flooring on the main floor for easy clean up's. Sliding door goes to the rear yard, with deck and large concrete patio, gas line on deck for BBQ. On the upper level you will find good size bedrooms, Large primary suite with a 4 pc washroom and walk-in closet. Bonus room is huge and light filled, ready for family. The fully finished lower level has 2 more generous bedrooms, a 4 pc washroom and large recreation room. This home is very close to schools, parks, shopping, and close to Shawnessy C train light rail station, Major shopping area, and Fish Creek Park. Roof replaced Feb 2023, On demand hot water system. Very family friendly, safe area. Easy access to Stoney Trail Ring road and McLeod Trail.