



**107 Everwoods Park SW
Calgary, Alberta**

MLS # A2300828



\$698,800

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,919 sq.ft.	Age:	2010 (16 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Door Opener		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Quartz Counters		

Inclusions: TV Wall Mount, Floating Shelves, Security System Equipment, Garage Wall Mounted Shelves, Outdoor Trampoline, Window coverings

Welcome to this beautiful two-storey home in the highly sought-after community of Evergreen, where space, light, and lifestyle converge. From the moment you walk in, the vaulted front entry creates an impressive first impression, opening into a bright, open-concept main floor designed for both everyday living and entertaining. The updated kitchen is a standout feature, complete with quartz countertops, modern finishes, a functional eating bar, and a corner pantry. It flows seamlessly into the dining area and spacious living room, which features an updated gas fireplace. One of the best parts of this home is the gorgeous west-facing backyard with no neighbors behind, giving you added privacy, incredible natural light pouring into the home all afternoon, and unreal sunset views to end your day. Whether you're hosting, relaxing, or just enjoying a quiet evening, this outdoor space delivers. Upstairs, you'll find three generously sized bedrooms, an open railing overlooking the entryway, and a large bonus room that works perfectly for movie nights, a home office, or a kids' hangout space. The primary suite is spacious and comfortable, featuring a walk-in closet and a private ensuite with a soaker tub and separate shower. The unfinished basement is a blank canvas, ideal for a home gym, rec space, or full future development tailored exactly to your needs. With updates throughout, a main floor laundry room, and a double attached garage, this home checks all the boxes. An incredible family home featuring the right layout, the right exposure, and a backyard you won't want to miss.