



**50 Everwoods Park SW
Calgary, Alberta**

MLS # A2302956



\$639,900

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,771 sq.ft.	Age:	2011 (15 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: n/a

Welcome to this beautifully designed two-storey home in the sought-after Southwest community of Evergreen, featuring the popular "Adriana" floor plan. The bright open-concept main floor offers a spacious great room with a corner gas fireplace, a well-appointed kitchen with granite countertops, raised eating bar, and corner pantry, plus a dining area with access to the backyard. Main floor laundry and a 2-piece powder room add everyday convenience. Upstairs features three generously sized bedrooms, a large bonus room, and a spacious primary suite with walk-in closet and ensuite with soaker tub and separate shower. Granite countertops are featured throughout. The unspoiled basement is ready for future development. A double attached garage and huge lot on a quiet street complete this home, just steps from parks and schools. Recent upgrades include roof and siding (2023) and EV charger (2022). Enjoy quick access to Fish Creek Provincial Park, nearby amenities, and shopping including Costco, Walmart, and Real Canadian Superstore, with easy commuting via Stoney Trail.