



**GRASSROOTS**

REALTY GROUP

587-777-7276

yuri@grassrootsrealtygroup.ca

**198 Everstone Drive SW  
Calgary, Alberta**

**MLS # A2304505**



**\$679,000**

<b>Division:</b>	Evergreen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,673 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Side By Side		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Lawn, Rectangular Lot		

<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>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Closet Organizers, Double Vanity, Laminate Counters, No Animal Home, No Smoking Home, Primary Downstairs, Soaking Tub, Walk-In Closet(s)

**Inclusions:** NA

Welcome to this impeccably maintained, smoke-free, and pet-free family home in the highly sought-after community of Evergreen. Boasting over 2,160 sq. ft. of total living space, this 4-bedroom, 3.5-bath residence features an inviting open-concept main floor with rich hardwood and ceramic tile throughout. The bright kitchen is equipped with ample maple cabinetry, a raised breakfast bar, a corner pantry, and a dedicated workstation. From the dining room, step out onto the covered balcony overlooking a beautifully finished backyard. Upstairs, you will find a versatile bonus room neatly tucked away for privacy&mdash;perfect as a media room or lounge area. The massive, king-sized primary suite offers a luxurious 5-piece ensuite with a deep soaker tub and a large walk-in closet. Two additional bedrooms sharing a 4-piece full bath and a convenient upper-floor laundry room complete this level. The fully finished basement provides exceptional flexibility with a second kitchen, a large bedroom, and a full bathroom, making it ideal for extended family or an easy conversion back into a spacious recreation room. Additional storage is plentiful with a dedicated flex room and under-stair space. This home also features an oversized double attached garage and a spacious driveway. Perfectly located just steps from top-rated schools, playgrounds, and Fish Creek Provincial Park, other nearby amenities include the LRT, Shawnessy YMCA, and public library. This move-in-ready home offers easy access to Stoney Trail, the Taza Costco, and extensive shopping! Recent upgrades include a new garage door, exterior trim paint in 2022. This home is an absolute must-see!