



**264 Everwillow Green SW  
Calgary, Alberta**

**MLS # A2304858**

**\$699,900**



<b>Division:</b>	Evergreen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,820 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		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Greenbelt		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Quartz Counters		

**Inclusions:** N/A

Jayman family home in the desirable community of Evergreen with stucco exterior wall for a lifetime, quartz kitchen countertops and vanity tops in all bathrooms. The main floor offers open layout with maple hardwood floor, living room, kitchen, walkthrough pantry, main floor laundry, dining area leading to deck & south facing backyard. Upstairs you will find a BONUS ROOM, the Master Bedroom with a Walk-in Closet and 4pc Ensuite. There are two additional bedrooms and another full bathroom. Enjoy family time together in 2024 developed basement with 4th bedroom & 4 pc bathroom. Roof was replaced in 2019, BRAND NEW hot water tank in 2026. The fully fenced yard and deck backing onto a green path. Short walks to TWO Schools ,BUS and steps away from Fish Creek Provincial Park.