



GRASSROOTS

REALTY GROUP

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**69 Everoak Circle SW
Calgary, Alberta**

MLS # A2307673



\$809,800

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,922 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Interior Lot, Rectangular Lot		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows		

Inclusions: N/A

Welcome to this wonderful, updated home with south facing backyard and builder-finished walkout basement on a quiet street in the highly sought-after community of Evergreen in South of Calgary. The main floor features 9' ceiling and open concept layouts with an office, a 2-pc powder room, a spacious living room with gas fireplace and large south facing windows bringing in an abundance of natural light all day long, a bright breakfast area with two big slide doors leading towards the deck with stairs to the backyard for family enjoy the summer barbecue time, a nice updated kitchen with quartz counter tops and SS appliances, a walk through pantry to a mudroom/laundry area with direct access to the garage complete this level. You are impressed by the new carpet stairs with a big window leading to the upper floor. It offers a primary bedroom with a large south facing window, a 5-pc ensuite and walk in closet, and two other good-sized bedrooms with study areas, and a family 4-pc bathroom. The finished walkout basement features a 4th bedroom, a 4-pc bathroom, a spacious recreation area with direct accessing to the patio and south facing backyard. The updates include all Quartz Countertops (2024), Range (2026), Fatile Range Hood (2023), Dishwasher (2026), Kitchen Sink with Faucet (2024), New Vinyl Plank upstairs & basement (2023), New Carpets (2023), Interior Paint (2023), and New Hot Water Tank (2024). This home is in the center of the public and Catholic schools, and it also has a top-ranking high school (Dr. E.P. Scarlett High School) with AP program. Evergreen offers parks, playgrounds, transits to C-train Stations, quick access to walking and biking pathways in Fish Creek Provincial Park, and easy access to Stoney Trail to shopping and services at Buffalo Run, Costco, and to the surrounding retail hubs of Shawnessy, Millrise and

Bridlewood. Check out the 3D Tour and Call now for your own viewing!