



**16006 Everstone Road SW
Calgary, Alberta**

MLS # A2317919



\$610,000

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,358 sq.ft.	Age:	2002 (24 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		

Inclusions: Mail key

Welcome to Evergreen in SW Calgary, where comfort, convenience, and exceptional value come together in this beautifully updated detached family home. Priced to sell! This move-in-ready property offers the perfect opportunity for first-time buyers, growing families, or anyone seeking a well-maintained home in one of Calgary's most desirable southwest communities. Thoughtfully refreshed throughout, this home features over 1800SqFt of finished living space with numerous major upgrades that provide both peace of mind and long-term value, including a newer roof *2021, furnace and central air conditioning *2022, and new hot water tank *2025. Inside, you'll appreciate the fresh feel created by New Flooring & Carpet throughout the Upper and Lower levels, along with updated blinds on the main floor. The functional and inviting layout offers 3 bedrooms and 2.5 bathrooms, with updated bathrooms and a fully renovated kitchen that blend style and practicality for everyday living. Whether you're hosting family gatherings, enjoying quiet evenings at home, or working from home, the thoughtfully designed floor plan offers the perfect balance of space without feeling overwhelming. Step outside to your fully landscaped backyard, complete with an east-facing deck that's ideal for enjoying your morning coffee and summer sunrises, or a relaxing spot to escape for an evening BBQ. With no rear neighbours directly behind, you'll enjoy enhanced privacy and open views. The front-attached garage adds everyday convenience while providing additional storage and protection from Calgary's changing seasons. Located in the heart of Evergreen, residents enjoy access to parks, pathways, playgrounds, schools, shopping, and transit, all within minutes. Nature lovers will appreciate the proximity to Fish Creek Provincial Park, one of North America's largest urban parks, offering endless

opportunities for walking, cycling, and outdoor recreation. Quick access to Stoney Trail, Macleod Trail, and major amenities makes commuting and daily errands effortless. With major mechanical and cosmetic updates already completed, stylish interior improvements throughout, and an unbeatable southwest Calgary location, this is the complete package buyers have been waiting for. This is the perfect home that is not too big and not too small, it's just right! Simply move in, unpack, and start enjoying everything this exceptional Evergreen home has to offer.