



GRASSROOTS

REALTY GROUP

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**161 Everoak Gardens SW
Calgary, Alberta**

MLS # A2321313



\$619,900

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,684 sq.ft.	Age:	2008 (18 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Low Maintenance Landscape, Private, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Open Floorplan, Pantry, See Remarks, Soaking Tub, Walk-In Closet(s)		

Inclusions: N/A

Imagine a home where your kids can walk to all levels of schooling in under 10 minutes! Welcome to this exceptional family home, perfectly positioned within 1 km of highly rated elementary, junior high, and high schools. Nestled on an ultra-quiet inside street with only local traffic, this location offers total peace and safety for playing children, while keeping you effortlessly connected to everything you need. You are just minutes from a quick Costco run, the Shawnessy LRT station, excellent shopping, dining, and major routes like Macleod Trail and Stoney Trail for an easy commute. For the outdoor lover, you are also steps from the incredible interconnected walking pathways and modern playgrounds of Evergreen, with quick access to the spectacular trails of nearby Fish Creek Provincial Park. Offered for the very first time by its original owner, this immaculate 3-bedroom detached home radiates incredible pride of ownership and meticulous maintenance throughout. The main floor features a highly functional, open-concept layout designed for effortless entertaining and daily family life. You will love the spacious living room, anchored by a cozy fireplace, which flows seamlessly into the bright dining area. The welcoming kitchen comes complete with a walk-in pantry and plenty of storage. Upstairs, the layout is incredibly bright and versatile, featuring a spacious bonus room filled with natural light and perfect for movie nights. The primary bedroom has a custom-built walk-in closet and a private ensuite complete with a relaxing soaker tub. Two additional bedrooms, a full 4-piece bathroom, and the ultimate daily convenience of an upstairs laundry room complete this level. The unfinished basement offers a blank canvas, perfectly prepped for a future recreational room, gym or home office. Step outside into your fully fenced, low maintenance backyard, ideal for

summer BBQ's. Whether you are a growing family looking for the perfect community to put down roots or an outdoor lover wanting nature right at your doorstep, this home truly has it all!