



**107 Everoak Green SW  
Calgary, Alberta**

**MLS # A2321589**



**\$724,900**

<b>Division:</b>	Evergreen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,044 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Fro		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Welcome to this beautifully maintained walkout home in the sought-after community of Evergreen. Situated on a quiet street, this home offers the perfect combination of space, functionality, and recent upgrades, all within walking distance to schools, parks, and pathways. The bright and inviting main floor features 9-foot ceilings, hardwood flooring, a spacious home office, main floor laundry, and an open-concept layout designed for everyday living and entertaining. The kitchen is highlighted by a large central island, stainless steel appliances, and newly installed quartz countertops, creating a stylish and functional gathering space. Upstairs, you'll find a generous bonus room, two well-sized secondary bedrooms, a full bathroom, and a spacious primary retreat complete with a 4-piece ensuite featuring a corner soaker tub, separate shower, and dual closets. The unfinished walkout basement offers excellent future development potential, with large windows that bring in an abundance of natural light and direct access to the backyard. Recent exterior improvements include newly added concrete side stairs providing convenient access to the backyard and walkout level. Additional updates include quartz countertops in the bathrooms and updated faucets throughout. Ideally located within walking distance to schools, parks, and pathways, and just minutes from Fish Creek Park, shopping, restaurants, transit, Stoney Trail, and Costco. This is a fantastic opportunity to own a move-in-ready home in one of Calgary's most desirable southwest communities.