



**38 Everwoods Link SW
Calgary, Alberta**

MLS # A2324331



\$699,900

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,871 sq.ft.	Age:	2009 (17 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Level, Street Lighting		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows		
Inclusions:	N/A		

Welcome to this beautifully cared for 2Storey home located in the highly sought after, family oriented community of Evergreen. Offering a bright, functional layout and exceptional pride in ownership, this residence delivers comfort, style, and convenience in one of Calgary's most desirable neighborhoods. The main level features a sun filled modern kitchen complete with granite countertops, stainless steel appliances, and ample cabinetry—perfect for everyday living and entertaining. A large dining room provides generous space for family gatherings, while the spacious living room is anchored by a cozy corner fireplace, creating a warm and welcoming atmosphere. Upstairs, you'll find a bright and roomy bonus room, ideal for movie nights or a home office. The primary bedroom offers a peaceful retreat with a large walk in closet and its own full ensuite. Two additional well sized bedrooms and a main bathroom complete the upper level. The fully finished lower level expands your living space with a massive family room—easily adaptable to adding a fourth bedroom if desired—along with a full bathroom, dedicated storage area, and a mechanical room. Step outside to enjoy the fenced and landscaped backyard, perfect for outdoor relaxation, play, or gardening. The attached double garage adds convenience and value year round. Situated just moments from Fish Creek Provincial Park, this home offers quick access to transportation, multiple schools, parks and playgrounds, shopping centers, trendy restaurants, and countless other amenities. Evergreen is known for its strong community feel, making it an ideal place to raise a family or settle into a comfortable lifestyle. A wonderful opportunity to own a modern and move in ready home in a prime Calgary location.