



**70 Everwoods Park SW
Calgary, Alberta**

MLS # A2324994



\$724,900

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,917 sq.ft.	Age:	2011 (15 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Insulated		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Granite Counters, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)		

Inclusions: N/A

Hello, Gorgeous! Tucked onto a quiet cul de sac in sought after Evergreen, this beautifully maintained two storey is ready to welcome you home. The bright main floor flows from a welcoming foyer into an open living room anchored by a cozy gas fireplace, a functional kitchen with a corner pantry, and a dining space that opens to the back deck. Upstairs you will find three generous bedrooms plus a spacious bonus room made for movie nights, a playroom, or a work from home setup. The primary retreat features a walk in closet and a private four piece ensuite. The fully developed lower level adds a large recreation room and a four piece bathroom, giving everyone room to spread out for guests, teens, or a home gym. Step outside to a private backyard with a newly built stone patio and a deck framed by privacy screens, the perfect place for slow mornings and long summer evenings. Pride of ownership shows throughout, with a newer roof, eaves, and vinyl siding, motorized blinds in the main living areas, and an insulated double attached garage. All of this in a family friendly community close to parks, pathways, schools, shopping, and quick access to Stoney Trail. Welcome home.