



**127 Everwoods Park SW
Calgary, Alberta**

MLS # A2325625



\$690,000

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,923 sq.ft.	Age:	2011 (15 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Lawn, No Back Lane, No Neighbours Behind, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry		

Inclusions: N/A

Welcome to this beautifully maintained two-storey home with central air conditioning, perfectly situated on a private west-facing lot with no neighbours behind, offering abundant natural light, beautiful sunset views, and exceptional privacy. A soaring vaulted foyer welcomes you into the bright, open-concept main floor featuring a spacious living room with a cozy gas fireplace. The well-appointed kitchen offers granite countertops, modern finishes, a corner pantry, an eating bar, and ample cabinetry, flowing seamlessly into the dining area with access to the back deck. Upstairs, you'll find three generous bedrooms, an open railing overlooking the entry, and a spacious bonus room perfect for movie nights, a home office, or a playroom. The primary retreat features a walk-in closet and a private ensuite with a soaker tub and separate shower. Fresh paint throughout the main and upper floors, along with a newer stove (2023), adds a fresh, move-in-ready feel. The fully finished basement adds a large recreation room and a full bathroom, providing flexible space for guests, teenagers, or family living. Step outside to enjoy the huge private west-facing backyard with a spacious deck, gazebo, and plenty of room to relax or entertain. Pride of ownership shines throughout with a newer roof (2022), vinyl siding (2022), eavestroughs (2022), main floor laundry, and an insulated double attached garage. Ideally located in Evergreen, close to parks, schools, pathways, shopping, Costco, the Shawnessy YMCA, restaurants, and with quick access to Stoney Trail, Glenmore Trail, downtown Calgary, and the airport, this move-in-ready home offers the perfect blend of comfort, privacy, and convenience.