



GRASSROOTS
REALTY GROUP

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156 Everoak Close SW
Calgary, Alberta

MLS # A2327957



\$898,000

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,273 sq.ft.	Age:	2007 (19 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Oversized		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Backs on to Park/Green Space, Cul-De-Sac, Landscaped		

Heating:	High Efficiency, Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	Hot tub, all window coverings, attached office furniture, storage unit in the small bedroom		

This is not your cookie cutter home and deserves your attention. If you are looking for a home that is well maintained (no smoking, no pets), has a unique floor plan, timeless style and spectacular curb appeal you have found your answer here in Calgary's coveted SW community of Evergreen. Two-storers, 5 bdrms., 4 baths, 2,400 sq. ft. and with a wide front drive leading to an attached double garage to cover your parking needs. Breathtakingly spacious is the initial reaction on stepping into this home. The light-filled, open-area main level features tall ceilings, windows galore, and rich hardwood floors throughout. The kitchen, dining room and living flow seamlessly together. In the living room, impressive floor to ceiling stonework showcases the gas fireplace. The space here allows for a multitude of furniture configurations limited only by your imagination. The dining area is adjacent to patio doors and offers a calming view of nature. The heart of the home — the kitchen has modern, elegant, white cabinetry; marble countertops; a distinctive tiled backsplash; stainless appliances; gas cooktop; an island/breakfast bar with deep, double, undermount sink and a corner pantry for accessible storage. A den/home office, convenient laundry room and 2-pc. bath complete this level. The carpeted second floor boasts a generous primary bedroom with access to a private balcony, and a well-mirrored 4-pc. ensuite with soaker tub. Four additional bedrooms share a 4-pc. bath. The walkout basement is fully finished and includes a substantial family/rec room; an additional room currently being used as a workout area; a 3-pc. bath and storage area. Venturing out the patio doors to the south-facing, fenced backyard gives you a roofed patio area providing protection from the elements, and a neatly manicured, low-maintenance back yard with mature trees and flower beds. Note also

the expansive green space (no neighbours) in the back plus access to a paved walking path. Location is excellent with proximity to Stoney and MacLeod Trails with an abundance of shops (WalMart Supercentre, Home Depot, etc.), restaurants, numerous schools (Catholic and public), Glenmore Christian Academy, day homes, playgrounds, Fish Creek Provincial Park and Spruce Meadows. An abundance of upgrades consist of a newer roof, siding, carpets, washer and dryer, and hot water tank and softener. Distinctive advantages include central air conditioning, a high efficiency furnace, skylights and a jacuzzi. This home is ideal as shown by the tasteful colours, quality finishes and overall appearance. A special opportunity for a home with heart. Don't let it pass you by.