



GRASSROOTS
REALTY GROUP

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57 Everoak Circle SW
Calgary, Alberta

MLS # A2337388



\$759,999

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,078 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Landscaped, Lawn, No Back Lane		

Heating:	Central, In Floor, Fireplace(s), Heat Pump	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Tankless Hot Water, Walk-In Closet(s)		

Inclusions: The Wheelchair lift and accessibility handicap lift in the house could be included if they are being required.

Huge Price Reduction! Welcome to this spacious and versatile two-storey home in Evergreen, offering 2,078.49 sq. ft. above grade, 4 bedrooms, 3.5 bathrooms, a dedicated main-floor office, an upper family room and a fully developed walkout basement. Designed with generous room sizes and multiple living areas across three levels, the layout gives everyone in the household space to gather, work, relax and enjoy a little privacy when needed. The main floor is designed around comfortable everyday living. A spacious living room with fireplace provides an inviting place to unwind, while the adjoining kitchen and dining area keep daily meals and entertaining connected. The pantry adds practical storage, and a dedicated office creates a quiet workspace away from the main living areas. Main-floor laundry and a powder room add another layer of convenience to the day-to-day routine. Upstairs, the primary bedroom offers its own walk-in closet and private 4-piece ensuite, while two additional well-sized bedrooms share another full bathroom. One of the standout features of this level is the spacious family room — a true second living area that gives the household flexibility for movie nights, a children's play space, reading, gaming or simply somewhere to relax away from the main-floor living room. The walkout basement significantly expands how the home can be enjoyed. A large recreation room creates plenty of space for entertaining and family activities, while the fourth bedroom, full bathroom and additional kitchen area make the lower level especially flexible for guests or extended family. Direct access to the rear patio allows this level to connect naturally with the outdoor space rather than feeling like a traditional basement. Comfort has also been considered behind the scenes. A tankless water heater provides hot water on demand, while central air

conditioning installed approximately one year ago adds welcome comfort through Calgary's warmer months. A UV air purification system further complements the home's healthy lifestyle. The property has also been thoughtfully adapted for accessibility. A wheelchair lift at the front entrance assists with entry into the home, while an additional lift provides access to the basement. Ceiling-mounted lift equipment in the lower recreation area adds another level of adaptability for households with mobility needs. The home's north-facing front and south-facing rear exposure allows the rear of the property to enjoy abundant afternoon sunshine, creating a welcoming environment for both the interior living spaces and outdoor patio area. Located in the established community of Evergreen, the home offers convenient access to neighbourhood schools, parks, pathways and everyday amenities. With four bedrooms, multiple gathering spaces, a private office, a walkout lower level and a collection of thoughtful comfort and accessibility upgrades, 57 Everoak Circle SW offers the kind of flexibility that allows a home to adapt as life changes.