



GRASSROOTS
REALTY GROUP

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279 Everstone Drive SW
Calgary, Alberta

MLS # A2339990



\$525,000

Division:	Evergreen		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,304 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Off Street, On Street, Stall		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Gazebo, Landscaped, Lawn, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Granite Counters, No Smoking Home, Pantry, Walk-In Closet(s)		

Inclusions: TV bracket in living room, All Wall Shelving, Shed, Loft Bed

No Condo Fees! This beautiful, fully finished semi-detached home sits in the established SW community of Evergreen, bordered by Fish Creek Park to the north & offering endless walking paths, nature, and scenery right at your doorstep, plus walkability to multiple schools. Wide front steps & a large landing welcome you to this move-in ready home! Step inside to a huge walk-in entry closet, setting the tone for the thoughtful layout throughout. Features include upgrades done in 2022 (including the roof), Central A/C, granite counters, and hard surface flooring throughout (no carpet!). The main floor offers a bright, sunny living room with a lovely gas fireplace, a dining room, and a convenient half bath. The kitchen is fantastic & large and functional, with a pantry, stainless steel appliances, abundant cabinet and counter space, pot lights, and a perfect window over the sink looking out to the west-facing backyard. Upstairs, the primary bedroom offers a private retreat with a 3-piece ensuite and walk-in closet. The two additional bedrooms are a great size, offering more flexibility than similar 2-bedroom layouts in the area. A full family bathroom completes this level. The fully finished basement adds character and style! You'll find a 4th bedroom with cool wood paneling, a unique built-in bookshelf, and a walk-in closet. The 4-piece bathroom features a soaker clawfoot tub, a retro shower curtain rod, and wainscoting details. The washer/dryer are conveniently tucked away in the bathroom area & no need to do laundry in a cold, unfinished utility room! You'll also find a rec/family room with a custom built-in bookshelf and a dedicated office area. The basement is unique and fun, offering flexible living space for extended family, guests, a home office, or additional entertainment space. From the main floor step out to the west-facing backyard for sun-filled evenings!

The gazebo offers shade and privacy, the grassy areas are perfect for kids and pets, and this backyard is ideal for growing a small garden and flowers all summer long. A gravel pad allows parking for 2, with plenty of street parking out front — build your dream garage when you're ready! Take advantage of this unbeatable location — close to multiple schools, green spaces, and pathways, with Costco and all amenities just minutes away. Shawnessy is nearby with shopping, restaurants, Cardel Rec, the Public Library, and YMCA, plus easy access to Stoney Trail and Macleod Trail for a quick commute anywhere in the city. Upsizing, downsizing, or first-time homeowners - this NON-CONDO property in quiet Evergreen is the perfect option for so many lifestyles. Book your showing TODAY!