



GRASSROOTS
REALTY GROUP

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67 Everwoods Park SW
Calgary, Alberta

MLS # A2341089



\$685,000

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,017 sq.ft.	Age:	2010 (16 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Lawn, Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions:	N/A
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Welcome to this beautifully designed Jagerhaus two-storey featuring the popular “Petra” floor plan in the desirable community of Evergreen. The functional main level offers a bright kitchen with granite countertops, an eating bar and corner pantry, overlooking the dining area with direct access to the south-facing backyard. The spacious living room is anchored by a corner gas fireplace, while the front flex room provides excellent versatility as a home office or guest bedroom. With a full bathroom also located on the main floor, this space is especially convenient for visiting family members or seniors. Upstairs, you’ll find three generous bedrooms, including a spacious primary retreat with a walk-in closet and ensuite featuring a soaker tub and separate shower. The large bonus room includes its own closet, making it an excellent option for conversion into an additional oversized bedroom if desired, while the conveniently located upper-floor laundry adds everyday practicality. Additional highlights include granite countertops throughout, an undeveloped basement ready for future customization, a double attached front garage, a sunny south backyard, and a roof installed in March 2022. Ideally located on a quiet street just steps from parks and schools, with convenient access to shopping and Stoney Trail, this home offers an outstanding combination of flexibility, comfort and location in one of Calgary’s established southwest communities.