



GRASSROOTS
REALTY GROUP

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60 Everoak Close SW
Calgary, Alberta

MLS # A2343778



\$785,000

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,958 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Faces Front		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Landscaped, Rectangular Lot, Street Lighting		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	n/a		

Welcome home to this beautiful two-storey property perfectly situated in the sought-after community of Evergreen. From the moment you step inside, you will love the functional open-concept layout, where expansive windows flood the main floor with vibrant natural light. Beautiful hardwood flooring flows throughout the main living spaces, highlighting a warm and inviting living room complete with its own cozy gas fireplace. The adjacent well-appointed kitchen is crafted for everyday living and effortless entertaining, featuring rich espresso cabinetry, sleek granite countertops, a central sit-up island, stainless steel appliances, and a convenient walk-through pantry. The main level also includes a dedicated home office—ideal for remote work—alongside main-floor laundry and a conveniently located half bath. Upstairs, a spacious bonus room provides the perfect spot for family movie nights or a relaxing retreat. The primary bedroom serves as your personal oasis, complete with a 4-piece ensuite that includes a corner soaker tub. Two additional bright bedrooms and another full 4-piece bathroom round out the upper level. The fully finished walk-out basement adds incredible versatility to the home, featuring a separate entrance and a full kitchen that can easily serve as an illegal suite—ideal for visiting extended family, a nanny suite, or multi-generational living. This bright living space also includes a massive family/rec room warmed by a second gas fireplace, a fourth bedroom, and a stylish 3-piece bath. Thoughtful extras throughout the property elevate your daily comfort and convenience, including a new hot water tank, central vacuum system and an installed water softener. Outside, your private backyard boasts a durable exposed aggregate concrete pad and an underground sprinkler irrigation system to keep the lawn lush with minimal effort. To top it all off,

this home boasts an unbeatable location just a four-minute walk to neighbourhood schools and playgrounds, with quick, easy access to major commuter routes. Book your private tour today, don't miss out on this exceptional Buy !