



GRASSROOTS
REALTY GROUP

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309 Everridge Drive SW
Calgary, Alberta

MLS # A2347193



\$769,900

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,400 sq.ft.	Age:	2007 (19 yrs old)
Beds:	5	Baths:	4
Garage:	Additional Parking, Double Garage Attached, Driveway, Front Drive, Garage D		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Lawn		

Heating:	Central, Natural Gas	Water:	-
Floors:	Ceramic Tile, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Ceiling Fan(s), Central Vacuum, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Soaking Tub, Storage, Tankless Hot Water, Vaulted Ceiling(s), Wet Bar

Inclusions: N/A

Open house - Sunday, Oct 4th 2:30 to 4:00 PM. Stunning Fully Upgraded Family Home in Evergreen | 3,350 SqFt of Luxury Living. Welcome to this completely upgraded, beautifully modern home in one of SW Calgary's most sought-after communities, Evergreen. Boasting over \$100,000 in recent upgrades, this seamlessly designed, air-conditioned property offers 3,350 sq/ft of fully finished living space perfectly tailored for the modern family. Main Floor Elegance Step inside to a grand, open-to-above foyer with soaring 17-foot ceilings and a dedicated main-floor office/den. • Gourmet Kitchen (Brand New for 2025): Features ceiling-height cabinetry, a large island, premium quartz counter-tops, and a walk-in pantry. Equipped with high-end, newly built-in stainless-steel appliances, including a gas cook-top, chimney hood fan, built-in oven, and microwave (all 2025, still under warranty till March 2028). Remaining appliances updated between 2021 and 2023. • Living & Dining: A spacious and sunny breakfast nook features a garden door leading directly to the exterior deck and fully landscaped yard. The Great Room acts as a stunning centrepiece, highlighting a custom fireplace and expansive floor-to-ceiling windows. Upper-Level Retreat Upstairs, you'll find an oversized bonus room accented by vaulted ceilings, offering the perfect family gathering space. • Bedrooms: Features 4 generous-sized bedrooms, including a luxurious Master suite complete with a pristine 4-piece en-suite and a walk-in closet. Fully Finished Basement (Completed 2025) The brand-new lower level dramatically expands your living and entertaining space. • Entertainment Space: A massive family room anchors the basement, complete with a built-in TV wall and a sleek electric fireplace. • Wet Bar & Gym: Entertain with ease at the stunning wet

bar, featuring a cooler and built-in wine storage. A dedicated gym/study room with a chic glass wall and door completes the lifestyle amenities. • Guest Suite: Hosts a private 5th bedroom with its own walk-in closet and a gorgeous 3-piece bathroom, plus ample storage space. Additional Upgrades & Location Perks • Exterior & Mechanical: New roof and siding completed in 2022. The home features built-in closet storage solutions, integrated speakers, Central A/C, water softener, central vacuum, tankless water heater and a fully landscaped backyard complete with a handy storage shed. • Garage: A double attached garage with fully finished insulated/drywalled. • Unbeatable Location: Located just steps from top-rated schools, including Our Lady of Evergreen, Dr. Freda Miller, and Marshall Springs mid-high. Enjoy incredible convenience with quick access to the new SW Ring Road (Stoney Trail), Costco, transit lines, local shopping amenities, and the breathtaking natural beauty of nearby Fish Creek Provincial Park. This home truly has it all and is a rare find in today's market. Easy to show—book your private viewing today!