



**GRASSROOTS**  
REALTY GROUP

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**298 Everstone Drive SW**  
**Calgary, Alberta**

**MLS # A2217911**



**\$649,900**

<b>Division:</b>	Evergreen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,798 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Few Trees, Front Yard, Landscaped, Low Maintenance Landscape, Rectangu		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		

**Inclusions:** None

This is your new home! Located in Evergreen, one of Calgary's most family-friendly and scenic southwest communities! This beautifully maintained 3-bedroom, 2.5-bathroom property offers the perfect blend of comfort, functionality, and location—ideal for growing families or those who love to be close to nature without sacrificing urban convenience. As you arrive, you'll appreciate the curb appeal and the convenience of a double attached garage, offering plenty of room for vehicles, storage, and seasonal gear. Step inside to a warm and welcoming main floor, where natural light floods the open-concept living space. The spacious living room features a cozy gas fireplace—perfect for relaxing evenings—and flows seamlessly into a comfortable dining area and a well-appointed kitchen. The kitchen offers ample counter space, a central island, walk-in pantry, and plenty of cabinetry, making meal prep and entertaining a delight. The upper level boasts a thoughtfully designed layout including three generously sized bedrooms, each with ample closet space. The primary retreat includes a large walk-in closet and a private 4-piece ensuite, ideal for relaxing at the end of the day. You'll also love the bonus room—perfect for a family media space, home office, or kids' playroom. Additional features include: Convenient main floor laundry, bright 2-piece powder room on the main level, landscaped backyard with space to entertain or garden, room to expand or customize in the unfinished basement. Location is everything, and this home delivers! Just a short walk to Evergreen School, parks, playgrounds, and the incredible Fish Creek Provincial Park—one of Canada's largest urban parks offering miles of trails, picnic areas, and natural beauty. Plus, enjoy easy access to transit, shopping, restaurants, and major routes like Stoney

Trail and Macleod Trail. Whether you're enjoying peaceful walks through nearby green spaces or watching your kids walk safely to school, this is a home and community that truly supports a balanced lifestyle.