



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

28 Everoak Close SW
Calgary, Alberta

MLS # A2223859



\$815,000

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,095 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Front Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Manufactured Floor Joist, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Breakfast Bar, Kitchen Island, No Smoking Home, Pantry, Vinyl Windows, Wet Bar		

Inclusions: Alarm Hardware

This stunning 2-storey walkout home with a fully developed basement offers everything you've been searching for—thoughtful upgrades, exceptional condition, and an unbeatable layout. Step inside to discover a bright, open-concept main floor featuring 9-ft ceilings, rich hardwood flooring, and a MAIN FLOOR DEN with French doors—perfect for a home office. The spacious great room is centred around an upgraded gas fireplace, while the sleek, modern kitchen is equipped with stainless steel appliances and ample counter space for entertaining or family meals. Upstairs, the generously sized primary bedroom includes a walk-in closet and a beautifully finished ensuite. A vaulted bonus room with large windows adds an airy feel and provides endless options for family use, media, or play. Step out onto the huge deck—ideal for gatherings with family and friends—and enjoy the fully fenced and landscaped backyard, complete with a gas BBQ hookup. The professionally finished walkout basement includes a spacious bedroom, full bathroom, and a cozy living area with a wet bar, offering excellent potential for extended family or guests. Located just steps from schools, parks, shopping, and dining, with quick access to Stoney Trail, this home combines comfort, style, and convenience. Don't miss out—book your private showing today and fall in love!