



**GRASSROOTS**  
REALTY GROUP

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**235 Everwillow Close SW**  
**Calgary, Alberta**

**MLS # A2232096**



**\$780,000**

<b>Division:</b>	Evergreen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,124 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Garden, Landscaped, Lawn, Rectangular Lot		

**Heating:** High Efficiency, Forced Air, Natural Gas

**Floors:** Carpet, Laminate

**Roof:** Asphalt Shingle

**Basement:** Full, Partially Finished

**Exterior:** Stucco

**Foundation:** Poured Concrete

**Features:** Central Vacuum, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Soaking Tub, Tankless Hot Water

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-G

**Utilities:** -

**Inclusions:** N/A

**MULTIGENERATIONAL | 6 BEDROOMS | HOME OFFICE | PRICE REDUCED** Located on a desirable corner lot in Evergreen, this 2,124 sq ft home offers rare flexibility with 6 BEDROOMS and 4 full bathrooms—ideal for multigenerational households or large families. On the main floor, a bedroom and full 3pc bath offer a STAIR-FREE OPTION for aging parents or guests, with easy access to the kitchen and living areas. Upstairs, four bright bedrooms and two full baths—including a spacious primary suite with walk-in-closet and 5-piece ensuite—provide privacy and space to unwind. A dedicated HOME OFFICE and cozy bonus nook add versatility for work, study, or play. The kitchen features classic oak cabinetry and stainless steel appliances, opening to a sunny breakfast area. Downstairs, the finished basement includes a RARE 6TH BEDROOM, convenient 3pc bath, and a rubber-floored space perfect for a home gym or creative studio. Enjoy summer evenings on the spacious backyard deck with gas hookup, or bring your RV through the oversized gate into the fully fenced yard. The attached double garage and large driveway offer plenty of parking and storage year-round. Steps from walking trails, top-rated schools, and Fish Creek Park, this home blends comfort, flexibility, and location in one of Calgary's most family-friendly communities.