



GRASSROOTS
REALTY GROUP

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109 Everoak Circle SW
Calgary, Alberta

MLS # A2234484



\$827,000

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,272 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Cul-De-Sac, Greenbelt		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Wired for Sound		

Inclusions:	Alarm System, Built-in Zoned Sprinkler System, 5.1 Stereo System - Wired, Projector with Built-in Theatre Screen in Basement
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Beautiful Cedarglen-built 2 storey home is set on a large PIE-SHAPED lot, backing onto a scenic green belt and walking path. Offering over 2,200 sq ft of well-designed living space plus a fully developed WALKOUT basement. Original occupant since it was built, this residence has been meticulously cared for and thoughtfully upgraded throughout the years. Inside, the main floor welcomes you with dark maple hardwood floors and 9' ceilings, creating a warm and spacious atmosphere. A formal dining room at the front of the house doubles as a perfect home office, while the great room offers built-in shelving surrounding a cozy gas fireplace—ideal for gathering with family and friends. The kitchen is both stylish and functional, featuring rich maple cabinetry, a large central island with raised breakfast bar, walk-through pantry, and a bright dining nook overlooking the backyard and pathway. Upstairs, three generously sized bedrooms and a central bonus room offer flexible family living. The primary suite is an inviting retreat with a walk-in closet and a luxurious 5-piece ensuite bath. The WALKOUT BASEMENT, adds even more space with a fourth bedroom, a full ensuite bathroom with a jetted tub, huge recreation room has a gas fireplace with a built-in fan. Also installed is a DEDICATED HOME THEATRE system complete with ceiling-mounted projector, receiver, surround sound speakers, and subwoofer. For added versatility, the main floor and bonus room are also wired for sound, with the option to include or exclude receivers, speakers, and subwoofers—tailoring the setup to your needs. Perfect for entertaining or hosting guests, this level also opens to the lower outdoor patio, while a composite wood deck spans the upper level—ideal for enjoying the expansive backyard views. PROFESSIONALLY LANDSCAPED, the yard includes a 4-zone

underground sprinkler system, full sodding, and two apple trees. Other UPGRADES include a 65-gallon hot water heater, a full roof replacement in 2022 including new siding on the front and right side of the home, as well as a new garage door. This home benefits from maximum natural light throughout the West and East facing exposures with 9’ ceilings in both the main and basement levels. Fantastic location just minutes from Fish Creek Park, Evergreen Elementary, and Marshall Springs Middle School. With its exceptional layout, generous lot, and prime location, this property is the perfect forever home for a growing family.