



**GRASSROOTS**  
REALTY GROUP

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**116 Everoak Close SW**  
**Calgary, Alberta**

**MLS # A2238227**



**\$859,900**

<b>Division:</b>	Evergreen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,281 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Landscaped, Level, Pie Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Double Vanity, French Door, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Wet Bar		
<b>Inclusions:</b>	N/A		

OPEN HOUSE SUN JULY 13TH/2025 FROM 2 TO 4. Possession by specific date Nov17th/2025. Absolutely stunning family home on a premium pie-shaped lot, backing onto green space with direct access to Fish Creek Park! This beautifully updated 4-bedroom, 4-bathroom home offers a bright, open-concept layout with high-end finishes and thoughtful renovations throughout. The chef's kitchen features custom \*\*Superior Cabinets\*\* and \*\*Cesarstone quartz countertops\*\*, complemented by new lighting above the island and dining area. Enjoy \*\*new hardwood floors on the main level\*\*, and a fully renovated basement complete with \*\*deluxe vinyl plank flooring\*\*, a \*\*new full bathroom\*\*, and a custom \*\*live-edge wood bar\*\* &mdash; perfect for entertaining with sink and fridge. Additional recent upgrades include: \* \*\*New shingles and siding (2022)\*\* \* \*\*New hot water tank (2022)\*\* \* \*\*Whole house professionally repainted\*\* \* \*\*Fully redone mudroom with quartz counters and built-in cubbies\*\* \* \*\*Stunning outdoor living space\*\* with \*\*new stampede concrete patio\*\*, \*\*path to the back gate\*\*, \*\*landscaped yard\*\*, and a \*\*new shed roof\*\* This home is move-in ready and just minutes from top-rated schools, shopping, and public transit. A rare opportunity in an unbeatable location!