



GRASSROOTS
REALTY GROUP

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196 Everwillow Park SW
Calgary, Alberta

MLS # A2242753



\$778,000

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,953 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Lev		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Pantry, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	Backyard Storage Shed		

Welcome to this truly exceptional home, nestled in the highly sought-after Semi-Estate area of Evergreen. Meticulously maintained by the original owners and built by Jayman MasterBuilt, this property exudes pride of ownership and shows like a brand-new showhome -beyond 10/10. Offering nearly 3,000 sq ft of total living space, this elegant two-storey home seamlessly blends luxury, warmth, and functionality -making it the perfect fit for growing families seeking both comfort and sophistication. Step inside to discover a bright and spacious open-concept main floor, featuring rich, gleaming hardwood floors, an inviting living area with a cozy gas fireplace, and expansive windows that fill the space with natural light. The chef-inspired kitchen is fully equipped with brand-new stainless steel appliances (2025), a large center island with raised eating bar, modern cabinetry, and generous counter space- ideal for family meals or entertaining guests. Upstairs, you'll find three generous bedrooms, including a serene primary retreat with a walk-in closet and spa-inspired 4-piece ensuite. A cozy bonus room provides the perfect spot for family movie nights, a home office, or kids' play space. The fully developed basement offers even more versatility with a fourth large bedroom, a 4-piece bathroom, a dedicated home theatre area, and ample storage - ideal for multigenerational living or guests. The west-facing backyard is a private haven, perfect for outdoor play, family barbecues, or quiet evenings enjoying the sunset. The home also features a separate laundry/mud room and a spacious, insulated double-attached garage. Major updates include new asphalt shingles (2023), updated front porch and refurbished deck (2021) offering peace of mind and exceptional curb appeal. Located on one of Evergreen's most desirable streets, this home is perfectly

positioned within walking distance to schools, parks, and pathways, with quick access to Fish Creek Park, major roadways including the SW Stoney Trail Ring Road, and only 30 minutes to downtown Calgary. This is the one you've been waiting for - a spotless, turn-key home in a family-friendly community that offers luxury, comfort, and timeless style. Book your private showing today and make this dream home yours.