



GRASSROOTS
REALTY GROUP

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196 Everwoods Green SW
Calgary, Alberta

MLS # A2250726



\$759,000

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,255 sq.ft.	Age:	2005 (20 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Landscaped, Rectangular Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		
Inclusions:	N/A		

OPEN HOUSE SUNDAY AUG24TH FROM 2 TO 4. Beautiful Home in Evergreen | Facing a Park | 5 Bedrooms + Bonus Room | 9 ft Ceilings | Finished Basement Welcome to this beautifully maintained and thoughtfully updated home in the heart of Evergreen, located directly across from a peaceful green space with a children's play area. This family-friendly location is just a short walk to Fish Creek Park, top-rated schools, and offers quick access to Stoney Trail—far enough to avoid noise, but close enough for ultimate convenience. Main Floor Highlights: 9 ft ceilings for an airy, spacious feel Updated kitchen featuring white cabinets, quartz countertops, white tile backsplash, and a large walk-in pantry Open-concept living and dining space, plus a separate front seating area with a stunning double-sided fireplace New modern light fixtures and fresh paint throughout Main floor laundry for convenience Elegant rounded corners and built-in wall features for added character Upper Floor: Three generous bedrooms, each with walk-in closets Spacious primary suite with large ensuite featuring a soaker tub and freestanding shower Second full bathroom upstairs Bright and versatile bonus room with views of the green space Quality carpet (installed just 4 years ago) in excellent condition Built-in bookshelf adds charm and storage Finished Basement: 9 ft ceilings and large windows for a bright and open feel Two spacious bedrooms with closets Large open living space and full bathroom Potential for legal suite conversion with space for a kitchen New furnace and humidifier installed in Dec 2023 (valued at \$8,000) Exterior & Additional Features: Oversized attached garage — fully finished and painted Low-maintenance composite deck with sleek aluminum railings Roof replaced in 2021 with durable asphalt shingles Security system installed Central

vacuum system roughed-in Two bus stops (Routes 11 & 12) within a 2-minute walk Close to Costco, LRT stations, and major routes for easy commuting This home is truly move-in ready, offering space, comfort, and thoughtful upgrades throughout. A perfect match for growing families, multi-generational living, or investors looking for suite potential.