



GRASSROOTS
REALTY GROUP

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186 Everstone Drive SW
Calgary, Alberta

MLS # A2251140



\$670,000

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,821 sq.ft.	Age:	2003 (22 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Faces Front		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)		

Inclusions: Hot Tub, Second Refrigerator in Basement, Green house

Welcome to this stunning, fully finished home, perfect for a growing family, located in the desirable community of Evergreen. This spacious residence boasts 4 bedrooms and 3.5 bathrooms, offering ample space and comfort on every level. The main floor features an open-concept layout with elegant hardwood flooring and a bright living room centered around a cozy gas fireplace. The kitchen is a chef's delight with an abundance of cabinets for all your storage needs. The adjacent dining area provides a seamless connection to the outdoors, with views of the beautifully landscaped backyard and a brand-new composite deck. Upstairs, a bright and inviting bonus room offers a versatile space for family activities or a quiet retreat. The large primary bedroom is a true sanctuary, complete with a generous walk-in closet and a private 4-piece ensuite. Two additional spacious bedrooms and another full 4-piece bathroom complete the upper level. The basement is a perfect haven for guests or extended family, featuring a large living area with a convenient kitchenette, a fourth large bedroom, and a 3-piece bathroom. The backyard is a private oasis, meticulously maintained and designed for year-round enjoyment. It includes a brand-new hot tub for ultimate relaxation, a greenhouse for the avid gardener, and a variety of fruit trees and bushes. This home has been thoughtfully and extensively upgraded, ensuring peace of mind for the new owners. Recent improvements include a new roof, furnace, hot water tank, washer, dryer, deck, back patio, hot tub, and greenhouse, all completed in 2025. The home is also equipped with central A/C (installed in 2022) for those warm summer days and Govee permanent outdoor lights for added curb appeal and ambiance. This is more than just a house; it's a place to call home. Don't miss the opportunity to own this exceptional

property.