



GRASSROOTS
REALTY GROUP

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270 Everoak Drive SW
Calgary, Alberta

MLS # A2258185



\$738,800

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,982 sq.ft.	Age:	2007 (18 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Few Trees, Garden, Gentle Sloping, Landscaped, Lawn, Rectangular		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Open House Saturday, September 27th Noon - 3:00 pm. Welcome to your dream home in the highly desirable Evergreen Community, situated along the peaceful south side of Fish Creek Park. This meticulously maintained, fully renovated residence offers the perfect blend of style, comfort, and convenience. Located on Everoak Drive, a quiet, wide boulevard, this home is just minutes from Costco and local amenities. Step inside to discover a fresh, modern interior featuring elegant feature walls in the foyer, living and family rooms and the primary bedroom. There is also stunning luxury vinyl plank flooring and brand new lighting throughout. The updated kitchen is a chef's paradise, showcasing a gorgeous backsplash, newer stainless steel appliances, granite countertops, and an open walkthrough pantry—perfect for entertaining and everyday living. The second level offers the primary suite overlooking the backyard, flanked by mature trees for ultimate privacy. It features an attached, updated ensuite with generous counter space and a spacious walk-in closet. Additionally, there are two more oversized bedrooms, an updated family bathroom, and a huge family room with a feature wall and enhanced lighting—perfect for relaxing or entertaining. Enjoy tranquility and outdoor beauty with mature trees and main floor deck which creates a peaceful oasis. With every aspect freshly updated and expertly maintained, this home scores a perfect 10 out of 10—ready to welcome you home!