

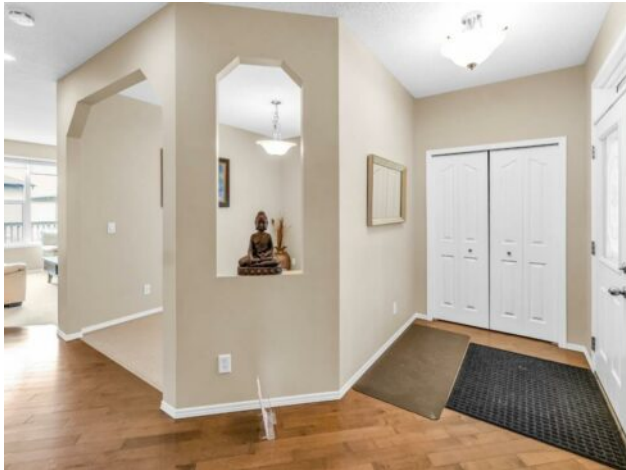


GRASSROOTS
REALTY GROUP

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107 Everoak Green SW
Calgary, Alberta

MLS # A2260016



\$724,900

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,055 sq.ft.	Age:	2008 (17 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Separate/Exterior Entry, Unfinished, Walk-Out To Grade	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Laminate Counters, No Animal Home, No Smoking Home, Pantry		

Inclusions: none

There is open house on sat/sun 04-05 Oct from 12:00 pm to 04:00pm. Located in the desirable community of Evergreen, this well-maintained one-owner CEDARGLEN-built home features a walk-out basement and a front double attached garage. Nestled on a quiet street, it offers excellent access to amenities and is within walking distance to schools and Fish Creek Park. The spacious main floor features 9-ft ceilings, hardwood flooring, a bright kitchen with stainless steel appliances and a large island, a generous dining area, a main floor office, and a convenient laundry room. Upstairs, the primary bedroom includes a 4-piece ensuite with a separate shower, a large corner soaking tub, and his-and-hers closets. A sizable bonus room, two additional bedrooms, and a full 4-piece bathroom complete the upper level. The fully developed walk-out basement offers large windows, bringing in plenty of natural light—perfect for future development or entertaining. Recent upgrades include a new roof (1 year old), new hot water tank (5 years old), and a brand-new fridge. Hunter Douglas blinds are installed throughout, and you can enjoy downtown views from the upper level. Evergreen is known for its access to trails, parks, and natural beauty, with close proximity to Fish Creek Park, Stoney Trail, transit, and Costco. Outdoor lovers will appreciate the quick escapes to Kananaskis and Bragg Creek, while still enjoying all the conveniences of city living. This is the perfect home for families looking to enjoy comfort, space, and nature all in one.