



GRASSROOTS
REALTY GROUP

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30 Everoak Gardens SW
Calgary, Alberta

MLS # A2262887



\$569,900

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,468 sq.ft.	Age:	2007 (18 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Backs on to Park/Green Space, Front Yard, Rectangular Lot, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Breakfast Bar, Kitchen Island, Open Floorplan, Pantry, See Remarks		

Inclusions: 2 TV wall mounts, security cameras (unmonitored), gym equipment unit.

This home has been incredibly well maintained and everything has been upgraded and updated. Situated on a quiet, family-friendly street and backing onto a beautiful pathway and green space that leads directly to Fish Creek Park—perfect for an afternoon jog or stroll! Offering over 1460 square feet delivered in an open floor plan that’s ideal for families and entertaining. You’ll love the convenience of the single front attached garage with extra parking on the double-wide driveway. Both the main floor and second storey feature brand new luxury vinyl plank flooring (2024), and the staircase and hallway received new carpeting at the same time! The entire home was freshly painted in 2024. The kitchen is open to the cozy family room with a gas fireplace and large windows overlooking your maturely landscaped backyard. The kitchen itself features timeless cabinetry, a large corner pantry, a central island, and stainless steel appliances, including a new microwave (2023) and dishwasher (2025). Upstairs you’ll find three generous bedrooms, with the primary suite spacious enough for a king-size set and boasting a four-piece ensuite. The laundry room and additional four-piece family bath are also conveniently located on this level. The fully developed basement offers a large recreation room, gym or hobby area, and plenty of storage space. The backyard is beautifully landscaped with mature trees, shrubs, and a brand new lawn installed in 2025—plus apple, cherry, and raspberry bushes. Enjoy outdoor living on the large deck with pergola, perfect for summer BBQs. This home backs onto an amazing pathway system and is just a two-minute walk to Marshall Springs School (K-9). More recent upgrades include a new roof (2022), new furnace (2024), new washer and dryer (2020), and of course, the new flooring, carpet, and paint

throughout in 2024. This is truly a move-in-ready home with nothing to do but unpack and enjoy!