



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

107 Everoak Green SW  
Calgary, Alberta

MLS # A2266352



**\$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 |            |     |

Inclusions: N/A

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.