



**GRASSROOTS**  
REALTY GROUP

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**157 Everoak Park SW**  
**Calgary, Alberta**

**MLS # A2267052**



**\$897,000**

<b>Division:</b>	Evergreen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,298 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Corner Lot		

<b>Heating:</b>	Fireplace Insert, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Built-in Features, Central Vacuum, Crown Molding, French Door, Granite Counters, Kitchen Island, Pantry, Soaking Tub		

**Inclusions:** N/A

Looking for a home that has it all? Look no further. This home was loved by the original owner from day one. The amount of built-ins starting in the Den, Living Area, Mud Room, Primary Bedroom, Bonus Room will blow you away. Main floor features 9 foot ceilings and seven foot doors with tiled entrance and hardwood flooring. A beautiful low maintenance massive deck can fit all family and friends who enjoy a barbecue on a private space with mature trees. Upon walking up to the upper floor, the bonus room steals the show with massive windows and the built in cabinetry. Three bedrooms with a spacious primary bedroom are beautifully appointed giving each bedroom the privacy they deserve. The independent illegal suite with a separate entrance can either be your mortgage helper or a family member or a guest retreat. Built with all permits, this walk up basement suite is self sufficient with its own kitchen and a beautifully appointed bedroom, living room and a four piece bathroom. Perfect location for a family with kids as this home is located in a cul-de-sac with its own park adjacent. Call your realtor and book a viewing of this gem.