



GRASSROOTS
REALTY GROUP

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92 Everoak Circle SW
Calgary, Alberta

MLS # A2270668



\$899,900

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,469 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Gazebo, Low Maintenance Landscape, Underground Sprinklers		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s), Wired for Sound

Inclusions: Storage Shed, Electronics for Entertainment System incl. projector on the ceiling, the drop-down screen and the receiver that controls the 3 displays in the basement (main TV, the projector, and the TV in the gym area). 7.1 surround sound speakers and subwoofer Upright Freezer in Mudroom, Floating Electric Fireplace, all TV Mounts, Gazebo & Fire Pit in backyard, gazebo, sprinkler system

Discover this gorgeous, tastefully updated original owner home in the desirable SW community of Evergreen. Offering 2,469 sqft plus a 1,057 sqft fully developed basement of highly functional living space that will accommodate multiple family configurations. The main floor boasts a superb open great room plan and features 9' ceilings and exquisite updated espresso hardwood floors. Custom built-in cabinetry is found throughout this beautiful home. The gourmet's kitchen is fully equipped with ample amounts of shaker style cabinetry, full tile backsplash and rich granite countertops. Updated stainless steel appliances are highlighted by the gas stove. Oversized central island with raised breakfast bar is ideal for casual dining. The large adjacent dining area is delineated by a classic coffered ceiling treatment. The massive living area just off the kitchen is completed by a focal point floor-to-ceiling stone tiled fireplace. French doors open into a versatile office that contains a custom built-in perimeter desk. Great for a home office, crafts or homework. A family sized rear mudroom with enough custom built-ins for everyone's shoes and coats not to be left on the floor. The walkthrough pantry connects the mudroom and kitchen. Upstairs, you'll find a spacious bonus room with vaulted ceiling, a beautifully renovated 4-piece bathroom, a convenient, full sized laundry room, and 3 generously sized bedrooms. The oversized primary suite is a true retreat, complete with a lavishly renovated 5-piece ensuite bath featuring a free-standing soaker tub, separate tile and glass shower, heated tile floors, custom dual mirrors and dual sinks plus a quartz topped vanity. A large walk-in closet with wood organizers completes the space. The fully finished lower level is designed for comfort and entertainment. You will be spending a lot of time in the enormous family/rec room

watching the big game or blockbuster movies in 7.1 surround sound. It also includes a 4th bedroom, another updated bathroom plus a dedicated gym area that can be closed off with a custom folding nano style door system. This home is a must-see for those seeking a spacious, updated, estate style home that ideal home for entertaining and large family gatherings. Additional updated include roof (2024), A/C, furnace (2020) water tank (2017), hardwood floor (2024) carpet and underlay upstairs (2025). Minutes to breathtaking Fish Creek Provincial Park, schools, shopping, entertainment and easy access to major roadways. Nothing to do but move in and enjoy!