



GRASSROOTS
REALTY GROUP

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270 Everstone Drive SW
Calgary, Alberta

MLS # A2284695



\$668,900

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,671 sq.ft.	Age:	2004 (22 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage		

Inclusions: TV wall mounts (in basement & upstairs), Freezer (basement storage room), Shelf (garage and basement storage room), Central Vacuum and attachments, Garden shed (backyard)

Welcome to this well-maintained 2-storey family home in the heart of Evergreen, perfectly designed for everyday family living. With a fully developed basement and 4 bedrooms, this home offers space, comfort, and functionality in a fantastic location. A 2-minute walk to Evergreen Elementary School (K–5), a 10-minute walk to Marshall Springs School (Grades 6–9), and next to a park with a playground. Fish Creek Park, with extensive walking and biking paths, is just a short distance away—making this an ideal home for growing families. Sunny, bright, and move-in ready. The main floor features beautiful hardwood flooring, a bright living room with a gas fireplace—perfect for cozy family evenings—and a great open floor plan that flows seamlessly into the kitchen and dining area. The sunny kitchen includes an eating bar and a bright dining space with a large window and patio door leading to the huge deck and the low-maintenance landscaped backyard. Perfect for kids, pets, and family gatherings, the backyard features a two-level seating area, firepit, large lawn for play, and a 7’ x 7’ portable garden shed—easy to enjoy without the upkeep. A main-level laundry room and 2-piece bathroom complete this floor. Upstairs, families will love the large, bright bonus room, ideal for a playroom or homework space, along with a main bath, three good-sized bedrooms, including a primary bedroom with a 4-piece ensuite. The fully finished basement offers a huge family room with an electric fireplace, perfect for movie nights, plus a fourth bedroom for guests or teens. Plus tons of storage with custom shelving and additional crawl-space storage. Recent updates include roof (2021) and hot water tank (2016), plus a central vacuum system. Enjoy nearby shopping within a short drive, including Costco, Walmart, and Superstore, recreation

options, and quick access to Stoney Trail for easy trips to the mountains or downtown. A wonderful family home in a location you’ll love. Call today to book your private viewing!