



**GRASSROOTS**  
REALTY GROUP

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**97 Everwillow Close SW**  
**Calgary, Alberta**

**MLS # A2287367**



**\$729,000**

<b>Division:</b>	Evergreen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,383 sq.ft.	<b>Age:</b>	2002 (24 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Corner Lot, Interior Lot, Landscaped, Lawn, Level, Low Maintenance Landscaping		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	(R-G)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Central Vacuum, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	none		

((OPEN HOUSE Saturday Feb 21st | 1:00 &ndash; 3:00 PM)) 3,050 SQFT of Finished Living Space | 5 Bedrooms | 4 Bathrooms | Corner Lot | Fully Developed | Are you searching for a spacious family home that truly checks every box? Welcome to 97 Everwillow Close SW a beautifully maintained (air conditioned) home located on a quiet street in the heart of family-friendly Evergreen, just steps from schools and parks. Situated on a desirable corner lot, this property offers fantastic curb appeal with brick landscaping in both the front and backyard, plus a large double attached garage providing plenty of storage and convenience. Step inside and immediately appreciate the generous layout. The front sitting room offers the perfect space for quiet reading or a formal living area. The expansive main floor also features a dedicated den/home office, ideal for remote work or a study space for growing kids. The well-appointed kitchen is the heart of the home, showcasing new appliances, abundant cabinetry, a dedicated pantry, ample storage, and a large central island &mdash; perfect for meal prep and gathering. The adjoining living room features a cozy gas fireplace, creating a warm and inviting space for those cool winter evenings. From the main floor, step out onto the large rear patio, an excellent extension of your living space and perfect for entertaining family and friends. Upstairs, the oversized primary suite is a true retreat, complete with a spacious sitting area, a large 4-piece ensuite, and a walk-in closet. Three additional bedrooms, another 4-piece bathroom, and a versatile flex/nook space complete the upper level &mdash; ideal for homework stations or a cozy reading corner. The fully finished basement adds incredible flexibility with multiple zones for entertaining, a home gym, TV/home theatre setup, and a recently added fifth bedroom(2025) featuring a cheater door

to a brand new 3-piece bathroom(2025). This lower level is perfectly suited for guests, teens, or multi-generational living. Major mechanical updates include a recently replaced furnace , giving peace of mind to the next owners. Outside, the corner lot enhances privacy and yard space, while the interlocking patio stones create a clean, low-maintenance backyard aesthetic ready for summer enjoyment. This is the space, layout, and location your family has been waiting for. Don't miss your opportunity, see you at the Open House!