



GRASSROOTS
REALTY GROUP

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270 Everoak Drive SW
Calgary, Alberta

MLS # A2287369



\$738,800

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,982 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Few Trees, Garden, Gentle Sloping, Landscaped, Lawn, Rectang		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Projection TV Equipment from the lower level and Kitchen Freestanding Cupboard		

10/10 in Evergreen! This newly renovated home is situated along the peaceful south side of Fish Creek Park. This meticulously maintained residence offers the perfect blend of style, comfort, and convenience. Located on Everoak Drive, a quiet, wide boulevard. And, you are just minutes from Costco and other local amenities. Step inside to discover a fresh, modern interior featuring elegant feature walls in the foyer, living and family rooms and the primary bedroom. There is also stunning luxury vinyl plank flooring and brand new lighting throughout. The updated kitchen is a chef's paradise, showcasing a gorgeous backsplash, newer stainless steel appliances, granite countertops, and an open walkthrough pantry—perfect for entertaining and super practical for everyday living. The second level offers the primary suite overlooking the backyard, flanked by mature trees for the ultimate privacy. It features an attached, updated ensuite with generous counter space and a spacious walk-in closet. Additionally, there are two more oversized bedrooms, an updated family bathroom, and a huge family room with a feature wall and enhanced lighting—perfect for relaxing or entertaining. Enjoy tranquility and outdoor beauty with mature trees. The main floor deck creates a peaceful oasis to enjoy most months of the year but especially in the Spring and Summer, which is right around the corner! With every aspect freshly updated and expertly maintained, this home is move in ready . . . just bring your family!