



**27 Everoak Bay SW  
Calgary, Alberta**

**MLS # A2287742**



**\$849,900**

<b>Division:</b>	Evergreen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,077 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Faces Front		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Fruit Trees/Shrub(s), Garden, Landscaped, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Built-in Features, Closet Organizers, French Door, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

**Inclusions:** Bar Fridge, Deep Freeze, Basement Refrigerator, Garage Heater, Shed x 2, Outdoor Fire Pit, Ring Doorbell Camera

Located in the desirable community of Evergreen, this 4 bedroom, 3.5 bathroom two-storey walkout home offers over 3,000 sq. ft. of developed living space and is situated on a quiet cul-de-sac with a double attached garage. The main floor features durable luxury vinyl plank flooring, 9&rsquo; ceilings, and large windows that bring in an abundance of natural light. A spacious front entry provides a welcoming introduction to the home, complemented by a dedicated office or flex space with French doors. The open-concept layout connects the kitchen, dining, and living areas, creating a functional and cohesive space for everyday living and entertaining. The kitchen is stunning, featuring two-tone cabinetry, quartz countertops, stainless steel appliances, a stylish backsplash, a large island with seating, and a corner pantry providing excellent storage. A gas line rough-in is in place for the stove. The kitchen flows seamlessly into the dining and living areas, creating a true focal point of the home. The living room is anchored by a gas fireplace with built-in shelving, while the dining area offers direct access to the upper deck, complete with a BBQ gas line. A two-piece powder room and a mudroom/laundry area with direct access to the garage complete this level. Upstairs, a large bonus room with vaulted ceilings adds additional living space. The primary suite provides a comfortable escape, highlighted by a four-piece ensuite with a soaker tub and standalone shower, and a walk-in closet finished with custom built-in storage. Two additional bedrooms and a four-piece bathroom provide accommodations for family or guests. The fully developed walkout basement extends the living space with a generous recreation area and a wet bar complete with sink, full-size refrigerator, bar fridge, and dishwasher rough-in. A fourth bedroom and four-piece bathroom offer additional flexibility, along with

ample storage. The backyard is fully landscaped and designed for both relaxation and function, featuring a covered patio, lower deck, two storage sheds, and open space suitable for play or outdoor enjoyment. Notable updates and features include central vacuum rough-in, triple-pane windows, Hardie Board exterior (2023), new roof (2022), new hot water tank (2025), and updated appliances including washer and dryer (2026) and refrigerator (2025). The heated garage is finished with two slat walls equipped with hooks, shelves, and brackets for organized storage. This home is ideally located near schools including Evergreen School, Marshall Springs School, Our Lady of the Evergreens, and Dr. Freda Miller. It is also less than 1 km from walking and biking pathways in Fish Creek Provincial Park, and close to parks, playgrounds, transit, and major roadways such as Stoney Trail and Macleod Trail. Everyday amenities are just minutes away, including shopping and services at Buffalo Run, home to Costco, as well as the surrounding retail hubs of Shawnessy, Millrise, and Bridlewood. Check out the 3D Tour!