



**34 Everoak Gardens SW
Calgary, Alberta**

MLS # A2298037



\$585,000

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,623 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Driveway, On Street, Single Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, No Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Kitchen Island, Pantry, Recessed Lighting, Walk-In Closet(s)		

Inclusions: Freezer & Fire Pit

Imagine living in a community where evening walks through nearby pathways, weekends in Fish Creek Park, and quick access to great schools and everyday amenities are simply part of your routine. Evergreen is known for its quiet streets, strong sense of community, and easy access to everything you need, making it a place where families settle in and stay. Tucked onto a quiet street and backing directly onto a walking and biking path, this home offers both relaxation and connection to the outdoors. Whether it's kids heading out to the nearby playgrounds or enjoying a peaceful evening on the deck, this is a setting that supports everyday life in all the right ways. Inside, the home is move-in ready and freshly painted throughout, creating a clean and welcoming feel from the moment you walk in. The main floor offers an open layout with hardwood flooring, a bright living area with a gas fireplace, and a kitchen designed for both function and gathering, complete with a central island and pantry. The adjacent dining space opens onto the backyard, making it easy to extend your living space outdoors. Upstairs, the primary bedroom provides a comfortable retreat with a walk-in closet and a private 4-piece ensuite. Two additional bedrooms each include their own walk-in closets, offering flexibility for family, guests, or a home office. The fully developed basement adds even more usable space, with room for a media area, play space, or home gym. It is already wired for sound and roughed-in for a future wet bar, giving you options to tailor it to your needs over time. Out back, the yard is designed for relaxing and entertaining, featuring a deck, a fire pit area, and direct access to the pathway system behind the home. It is a space that naturally extends your day-to-day living outdoors. With schools, parks, and the Evergreen Community Association just steps away, plus quick

access to major routes and nearby shopping, this is a home that offers both convenience and a lifestyle that is easy to enjoy.