



**33 Everoak Circle SW  
Calgary, Alberta**

**MLS # A2302290**



**\$699,900**

<b>Division:</b>	Evergreen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,008 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Landscaped, Level, No Back Lane		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<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>	-

**Features:** Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)

**Inclusions:** 2 Sheds in the backyard, Call Seller Directly.

Click brochure link for more details\*\* Located on a quiet street in Evergreen, this well-maintained home offers nearly 3,000 square feet of total finished living space across three levels. The main floor is bright and airy with 9ft ceilings, central AC, and a dedicated office with French doors. The kitchen is well-equipped with maple cabinetry, stainless appliances, and a walk-in pantry, flowing directly into a living room anchored by a gas fireplace and built-ins. Upstairs you will find a vaulted bonus room and three bedrooms. The primary bedroom includes a walk-in closet and a master bath with a deep soaker tub. The professionally finished basement adds a fourth bedroom, a full bathroom, and a large family room for extra living space. The west-facing backyard is a private, landscaped setup with a deck, stone patio, and two storage sheds for all your gear. It is a quiet, sun-filled spot that is perfect for relaxing. The location is excellent, with quick access to Stoney Trail, local schools, and the shops at Buffalo Run.