



**157 Everwoods Close SW  
Calgary, Alberta**

**MLS # A2121897**



**\$765,000**

<b>Division:</b>	Evergreen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,211 sq.ft.	<b>Age:</b>	2005 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Environmental Reserve, Front Yard, Garden, Low Ma		

<b>Heating:</b>	High Efficiency, Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1N
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance		

**Inclusions:** n/a

FALL IN-LOVE with this WELL MAINTAINED 2-storey WALK-OUT HOME with FULLY FINISHED BASEMENT with HEATED FLOORING in the desirable community of EVERGREEN. TOTAL OF 4 BEDROOMS, HUGE BONUS ROOM & a DEN home with over 3000SF developed living space has plenty of room for your growing family or to provide you with a variety of WORK FROM HOME options. Upon entry you are welcomed by 9ft ceilings, GLEAMING HARDWOOD FLOORS & WOODEN SPINDLE RAILINGS to your ELEGANT STAIRCASE . The spacious living room has a COZY FIREPLACE with ceramic tile surround. FUNCTIONAL KITCHEN , SPACIOUS ISLAND with GRANITE COUNTER TOPS. DINE IN the open dining area adjacent to the kitchen with a door leading to your deck. HUGE BONUS ROOM, SPACIOUS MASTERBEDROOM with your ENSUITE BATHROOM OASIS. TWO ADDITIONAL GOOD SIZED BEDROOMS and a FULL BATH completes the upper level. FULLY FINISHED 9 FT CEILING WALK-OUT BASEMENT with HEATED FLOORING makes the HUGE AREA filled with WARMTH & COMFORT with LARGE BEDROOM & a FULL BATH, LOTS OF WINDOWS & TONS OF NATURAL LIGHT. Enjoy all of this and the benefit of walking distance to nearby parks and multiple elementary and middle schools. Less than a 15-minute walk to Fish Creek Provincial Park, a 10-minute drive to the LRT line (Fish Creek station) for easy trips to work downtown, 3 mins away from the new Stoney Trail (ring road). Easy access to all major routes, transit, shopping, walking/cycling paths & all other amenities. Look no further, this home provides you with the practical and functional lifestyle you have been waiting for!