



**107 Everoak Green SW
Calgary, Alberta**

MLS # A2128655



\$770,000

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,043 sq.ft.	Age:	2008 (16 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Irregular Lot, Landscaped, Sloped Down		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Unfinished, Walk-Out To Grade	LLD:	-
Exterior:	Concrete, Manufactured Floor Joist, Silent Floor Joists, Vinyl Siding, Wood Framing	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance		

Inclusions: TV on wall in living room

NEW PRICE! From the moment you walk through the front door of this large w/o basement Evergreen home, the pristine hardwood in the foyer will confirm the loving care the original owners have taken since it was built for them by CedarGlen Homes. Near the front door is a flex area, and the hallway leads to open concept living featuring 9 ft high ceilings in the family room, with a gas fireplace, and kitchen leading to the dining area with a door to the deck. This spacious kitchen with a large number of cabinets and island also features the beloved walk thru pantry to the laundry room and double attached garage for your convenience. Upstairs, there is a large bonus room, and spacious primary bedroom with full ensuite, plus two other good sized bedrooms. The highlight of this home is the WALK-OUT basement with 3 large windows giving you more living space to develop. The back yard is landscaped and fully fenced, while the shingles were replaced just a few months ago so you can move right in to enjoy your time in the SW part of town. Located on a quiet close near all services from various schools, public transportation, to shopping including the new Costco nearby just off Stoney Trail, this property fits all of your criteria. Have a look before it's sold now.