



**157 Everwoods Close SW
Calgary, Alberta**

MLS # A2151887



\$758,000

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

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

Inclusions: na

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!