



**16106 Everstone Road SW
Calgary, Alberta**

MLS # A2157161



\$689,000

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,568 sq.ft.	Age:	2001 (23 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Faces Front		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Electric Fireplace in Basement

****OPEN HOUSE - Sat, Aug 17th 1pm-3pm and Sun, Aug 18th 11am-4pm**** Welcome to a beautifully maintained 3-bedroom, 2.5-bathroom family home nestled in a peaceful, family-friendly neighbourhood of Evergreen. Close to parks, schools, shopping and easy access to commuter routes, this home offers a perfect blend of comfort and functionality, making it an ideal place for you to create lasting memories. The home's charming exterior, featuring a clean, modern facade with stone detail and a double attached garage and front driveway. A bright and airy living room has large windows that flood the space with natural light from the east exposure from the yard. The heart of the home is the open-concept kitchen, featuring stainless steel appliances, dark wood cabinetry, and a large island with a dual sink—perfect for meal prep and casual dining. The corner pantry adds lots of additional storage! The adjacent dining area is bathed in sunlight, thanks to the surrounding windows and sliding glass doors that lead out to the deck. This open layout seamlessly connects the kitchen, dining, and living areas, making it perfect for entertaining and family gatherings. One of the standout features of this home is the expansive backyard deck, providing an excellent outdoor living space. The deck is partially covered by an adjustable awning, offering shade on sunny days and allowing you to enjoy the outdoors in comfort. The backyard is fully fenced, ensuring privacy and security, while the landscaping adds a touch of nature to the space. Upstairs, you'll find the spacious master bedroom, with walk-in closet and complete with a 4-pc ensuite bathroom. Two additional bedrooms offer plenty of space for family, guests, or a home office. The second bathroom is well-appointed with a shower-tub combo and a sleek vanity. Rounding out the upstairs is a generous living room with

vaulted ceilings and plenty of light. The finished basement offers additional space to spread out, including a den currently being used as a bedroom, plus a separate storage room for seasonal items or sporting equipment. The home also includes central air conditioning, ensuring comfort throughout the year. Don't miss out on the opportunity to make this stunning house your forever home. Schedule a viewing today and experience all that 16106 Everstone has to offer!