



**61 Everoak Drive SW  
Calgary, Alberta**

**MLS # A2161774**



**\$799,000**

|                  |                                         |               |                   |
|------------------|-----------------------------------------|---------------|-------------------|
| <b>Division:</b> | Evergreen                               |               |                   |
| <b>Type:</b>     | Residential/House                       |               |                   |
| <b>Style:</b>    | 2 Storey                                |               |                   |
| <b>Size:</b>     | 2,202 sq.ft.                            | <b>Age:</b>   | 2008 (16 yrs old) |
| <b>Beds:</b>     | 4                                       | <b>Baths:</b> | 4                 |
| <b>Garage:</b>   | Double Garage Attached                  |               |                   |
| <b>Lot Size:</b> | 0.09 Acre                               |               |                   |
| <b>Lot Feat:</b> | Underground Sprinklers, Rectangular Lot |               |                   |

|                    |                                                                                                                                                                |                   |      |
|--------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air                                                                                                                                                     | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Vinyl Plank                                                                                                                              | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                                                | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full                                                                                                                                                 | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame                                                                                                                                | <b>Zoning:</b>    | R-1N |
| <b>Foundation:</b> | Poured Concrete                                                                                                                                                | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Breakfast Bar, Ceiling Fan(s), French Door, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Skylight(s), Storage, Vaulted Ceiling(s), Walk-In Closet(s) |                   |      |
| <b>Inclusions:</b> | N/A                                                                                                                                                            |                   |      |

**\*\* OPEN HOUSE SUNDAY SEP 1 FROM 1 TO 3 PM. \*\*** Welcome to your dream home in the highly sought-after community of Evergreen! This beautifully maintained property offers over 3,200 sq. ft. of total living space, featuring 4 spacious bedrooms and 4 bathrooms. Step inside to discover a bright, open-concept main floor, complete with a bedroom, spacious living room with fireplace, formal dining room, 4 pc bath with steam, brand new luxury vinyl plank flooring, and fresh carpets throughout. The entire house has been freshly painted, giving it a modern and inviting feel. The fully finished basement is a perfect retreat, offering a large recreation room, an additional bedroom, Office / Den and a full bathroom. Whether you need extra space for guests, a home gym, or a playroom, this basement has it all. Upstairs, you'll find a massive bonus / recreation room, ideal for a family movie night or as a play area for the kids. The second floor also includes the primary with ensuite, additional bedroom, and a 4-pc bath providing ample space for your growing family. Enjoy the convenience of a double attached garage and a location that's just a short walk to schools. You'll also be close to the natural beauty of Fish Creek Park, as well as shopping, parks and quick access to Stoney Trail. This home is the perfect blend of comfort, convenience, and style. Don't miss out on this incredible opportunity to live in Evergreen!