



**103 Everoak Green SW
Calgary, Alberta**

MLS # A2176477



\$829,999

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,095 sq.ft.	Age:	2008 (16 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Front Drive, Insulated		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Low Maintenance Landscape, Private, Views		

Heating:	Central, High Efficiency, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Laminate Counters, Separate Entrance, Stone Counters, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Air Conditioning, Built-in Speakers		

This gorgeous, one-owner, large home is exceptionally maintained and in the heart of this family-friendly community. The available list of builder upgrades includes enlarged main floor, high ceilings on each level, huge covered balcony, and developed walkout basement. It is suite-friendly with good street parking and wide concrete sidewalk to the separate basement entrance. You will enjoy your visit here starting with the curb appeal sunny front porch and welcoming flower bed. The big backyard has low maintenance landscaping. Inside, the foyer gives access to a large closed-in office/den, half bath, and open concept main floor with great natural light. The ideal layout features a very functional kitchen with granite countertops and new stainless-steel appliances, big dining room, and a warm inviting living room with gas fireplace. You will be impressed by the two oversized doors to the balcony ideal for any gathering and has an exterior stair. The main floor is complete with a walkthrough pantry, and laundry room with sink. Moving upstairs you are drawn to the large and private primary bedroom with a big walk-in closet, 5-piece ensuite, and downtown view! There are two more generous bedrooms, and a massive bonus room with south exposure all day sun. Down to the basement there is a 4th bedroom, full bathroom, and another huge living room with many options for your personalized use (like more bedrooms). It opens onto the big covered patio that would be great for a hot tub. More to mention are built in speakers and finished garage. This is all in a beautiful and quiet area, with additional community parks and trails. Fish Creek Park, 3 schools and a local commercial center are walking distance. A little further are a major shopping, City recreation centre, high school, CTrain, and the southwest ring road. There are no more boxes to check off…This home can truly maximize

where you live.