



**84 Everwillow Boulevard SW
Calgary, Alberta**

MLS # A2208415



\$709,000

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,141 sq.ft.	Age:	2002 (23 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Hardwood, Linoleum
Roof:	Asphalt Shingle
Basement:	Full, Unfinished
Exterior:	Stone, Stucco, Wood Frame
Foundation:	Poured Concrete
Features:	No Animal Home, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-G
Utilities:	-

Inclusions: NA

Welcome to this wonderfully kept home located in the sought after neighborhood of Evergreen! The property features a stucco and stone exterior, a small porch at the front door, a nice patio and a fully fenced backyard facing a green trail! Upon stepping inside, you'll be first greeted with a gorgeous open loft/mezzanine and the bright natural lighting provided by it. The front entrance also includes a flex room/nook and a mud/laundry room. The kitchen is perfect for any home chef, featuring matching light-stained maple hardwood floors and cabinets, a kitchen island, and convenient walk-in pantry. Next to the kitchen is a cozy dining nook and the living room, a perfect place to relax or spend time with family and friends, with carpet floors surrounding the centerpiece, a beautiful gas fireplace with a maple wood mantle. The second level hosts the spacious open loft in addition to the master bedroom with a walk-in closet and 4-piece ensuite bathroom with separate soaker tub and shower. Also included are three additional spacious bedrooms as well as an additional 4 piece bathroom. The full basement is perfect for storage space or a workout area, or further finishing depending on your needs! This property is situated in an ideal location, being at a walking distance to various schools of all levels, Fish Creek Park, shopping, public transit and more. It is the perfect place for both young families or investors. Don't miss out on this amazing opportunity!