



GRASSROOTS
REALTY GROUP

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66 Everwoods Link SW
Calgary, Alberta

MLS # A2212024



\$714,000

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,836 sq.ft.	Age:	2009 (16 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard, Low Maintenance Landscape		

Heating:	Forced Air
Floors:	Carpet, Ceramic Tile, Laminate
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Stone, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Closet Organizers, Granite Counters, High Ceilings

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

Inclusions: N/A

Welcome to this beautifully maintained two-storey home offering over 2,500 sq ft of developed living space in the sought-after community of Evergreen. Designed with comfort and functionality in mind, this home features central air conditioning, air and water filtration systems, fresh paint in select areas, and brand new carpet —perfect for families seeking a move-in-ready space. The main level boasts 9' ceilings, a cozy gas fireplace, and a bright open-concept layout. The kitchen is equipped with granite countertops, ceramic tile flooring, a corner pantry, and a spacious dining area that opens onto a large wood deck with pergolas, ideal for outdoor entertaining. Upstairs, you'll find a large bonus room with beautiful sunset views —a reminder of Calgary’s famously sunny days! The primary suite includes a walk-in closet and a 4-piece ensuite with a soaker tub, plus two additional bedrooms and another full bathroom. The fully finished basement offers a generous family room, a 3-piece bathroom, and flex space ideal for a home office, gym, or extra storage. Step outside to a landscaped east-facing backyard featuring a deck, patio, and fire pit —perfect for summer gatherings. Additional upgrades include on-demand hot water, central A/C, and a flat, functional yard. Located on a quiet street, just minutes from schools, parks, playgrounds, Fish Creek Provincial Park, and with quick access to Stoney Trail, shopping, transit, and amenities. This turnkey home is ready for its next chapter—book your private showing today!