

**157 Everoak Gardens SW**  
**Calgary, Alberta**

**MLS # A2225886**



**\$640,999**

<b>Division:</b>	Evergreen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,651 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Insulated		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<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-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to 157 Everoak Gardens SW, a beautifully maintained two-storey home nestled in the heart of Evergreen, one of Calgary's most sought-after family communities. This residence combines timeless curb appeal with modern comfort, offering a warm and inviting atmosphere from the moment you arrive. The house is recently renovated with new flooring, and the roof and siding were replaced in 2023, providing a fresh look and added peace of mind. Step inside to discover a thoughtfully designed main floor that seamlessly blends functionality with style. The open-concept layout features a spacious living area bathed in natural light, creating an ideal space for both relaxing and entertaining. The adjacent kitchen is a culinary delight, boasting ample cabinetry, sleek countertops, and a central island that serves as the heart of the home. A cozy dining area overlooks the backyard, providing a perfect setting for family meals and gatherings. Upstairs, you'll find a serene primary suite complete with a walk-in closet and a private ensuite bathroom, offering a peaceful retreat at the end of the day. Two additional bedrooms and a full bathroom provide comfortable accommodations for family members or guests. The versatile bonus room adds flexibility to the upper level, ideal for a home office, playroom, or media center. The fully finished basement extends the living space, featuring a generous recreation area, an additional bedroom, and a full bathroom, perfect for hosting visitors or accommodating a growing family. Step outside into your private backyard oasis where you'll find a well-maintained lawn and a spacious covered deck, ideal for morning coffee in the spring, a shaded summer barbecue, or cozy gatherings on crisp autumn evenings. Located on a quiet, tree-lined street, this home is within walking distance to parks, schools, and the

scenic pathways of Fish Creek Park. With easy access to public transit and major roadways, commuting is convenient. Experience the perfect blend of suburban tranquility and urban accessibility at 157 Everoak Gardens SW, a place you'll be proud to call home.