

**89 Everoak Drive SW**  
**Calgary, Alberta**

**MLS # A2307566**



## \$830,000

<b>Division:</b>	Evergreen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,271 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Low Maintenance Landscape		

**Heating:** Fireplace(s), Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Vinyl Plank

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full

**LLD:** -

**Exterior:** Vinyl Siding, Wood Frame

**Zoning:** R-G

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Granite Counters, High Ceilings, No Animal Home, No Smoking Home

**Inclusions:** N/A

Open Layout | Renovated & updated | New Carpets | 5 beds + Flex Room + 3.5 baths | Vaulted Ceilings on Main & Upper floors | New Furnace, Hot Water Tank & HRV (2025) | New Roof (2023) | Newer appliances | Walking distance to schools & amenities | Numerous Parking | A truly unique layout and a rare gem in the sought-after community of Evergreen, this lovingly maintained home is being offered by its original owners. Step inside to discover a bright, open-concept design highlighted by soaring vaulted ceilings over the living and dining areas—creating an inviting space that feels both spacious and full of character. The main floor offers exceptional convenience, featuring a generous primary bedroom complete with a private ensuite, walk-in closet, and even a dedicated laundry area—perfect for easy, everyday living. Upstairs, the home continues to impress with an expansive bonus room ideal for relaxing or entertaining, along with two oversized bedrooms and a beautifully updated main bathroom. The fully developed basement adds even more versatility, boasting a large recreation area ready for movie nights or gatherings, two additional bedrooms, a flex room, and a 3-piece bathroom—plenty of space for guests, hobbies, or a growing family. Outside, enjoy a low-maintenance backyard designed with summer entertaining in mind—so you can spend more time relaxing and less time on upkeep. Located in a well-established, amenity-rich neighbourhood, Evergreen offers everything you need just minutes from your doorstep, including multiple schools, shopping, parks, and quick access to major roadways. This is a home that truly stands out—offering space, functionality, and a layout you won't find just anywhere. See this today!