

**47 Everoak Bay SW**  
**Calgary, Alberta**

**MLS # A2208095**



**\$809,900**

<b>Division:</b>	Evergreen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,054 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Insulated		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Lawn, Private, Rectangular		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Central Vacuum, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows		
<b>Inclusions:</b>	Electric fireplace in basement		

Discover your dream home in Evergreen! Nestled on a quiet cul-de-sac, this stunning 5-bedroom walkout, crafted by Cardel Homes, blends elegant design with modern upgrades. Step inside and be welcomed by gleaming hardwood floors and a spacious main floor office—ideal for working from home. The chef-inspired kitchen boasts granite countertops, premium stainless steel appliances, a walkthrough pantry, and seamlessly flows into a bright dining area and a cozy living room anchored by a gas fireplace. Sliding doors invite you out to a large deck, built with long lasting vinyl boards, your private spot for morning coffee or summer barbecues. Upstairs, unwind in the beautiful bonus room with a built-in entertainment centre. Three generous bedrooms include a gorgeous primary suite featuring a walk-in closet and a recently renovated ensuite with a custom shower and luxurious heated floors. Guests and family will appreciate the additional stylish 4-piece bathroom. The fully finished walkout basement offers even more living space—a welcoming family room with gas fireplace, two additional bedrooms, another 4pc bathroom, and plenty of storage. Walk out to your own backyard retreat: fully landscaped with mature trees and a spacious patio, perfect for relaxing or entertaining. Notable upgrades include: Class 4 impact-resistant shingles, durable Hardy board siding, a new patio door, and new double-pane windows throughout the home and triple-pane window in the primary bedroom, as well as dual zone air conditioning for those hot summer days, and lastly, plumbing for laundry in the basement as well as the main floor, for extra convenience. All this, just steps to top-rated schools, shopping, parks, playgrounds, and quick access to major roads. This is the perfect place to call home—don't miss your chance to make it

yours!