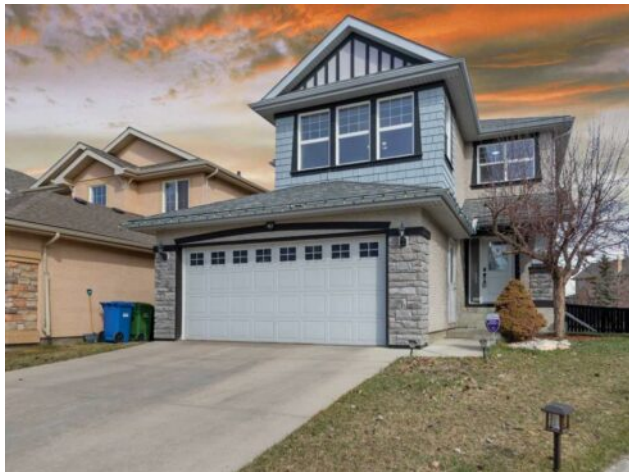


40 Everwillow Park SW  
Calgary, Alberta

MLS # A2210142



**\$759,900**

<b>Division:</b>	Evergreen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,877 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Pie Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Central Vacuum, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** Central Vacuum/ Attachments in "AS IS" Condition, Shed, Basement Appliances including: Refrigerator, Microwave Hood Fan, Electric Stove, and Washer/Dryer.

Welcome Home! This beautifully renovated home offers the perfect setup for multi-generational living or in-laws with its newly finished (2023) illegal basement suite. Inside, you'll find an open-concept layout with refinished maple hardwood floors, neutral tones, and large windows that flood the home with natural light. The kitchen is perfect for both everyday living and entertaining featuring wood cabinetry, a corner pantry, central island with breakfast bar, and a built-in homework/office area. The adjacent dining area and cozy living room with gas fireplace make this space feel warm and inviting. Upstairs, boasts a spacious bonus room, upper-level laundry with upgraded washer/dryer on pedestals, and three generously sized bedrooms including a primary suite with a walk-in closet and private dual-vanity ensuite. The 1 bedroom, 1 bathroom, illegal basement suite (completed in 2023) includes three oversized windows, thanks to the sunshine basement, that provides a bright and airy feel. Notable upgrades include: Legacy Class 4 Hail-Resistant Roof (2022) with 40-year warranty, Furnace (2019), Newer Appliances: Fridge, Stove, Dishwasher, Microwave (2022), Fresh Interior & Exterior Paint (2022), Deck Repainted (2024), Newer Carpet, Vinyl Plank, and Refinished Hardwood (2022), New Light Fixtures (2022), Switches, Outlets, LED Bulbs (2022), New Window Coverings (2022), Washer (2021), Illegal Basement Suite finished with All New Appliances (2023). Large Pie-Shaped lot with a large back yard and shed for extra storage. Whether you're looking for private space for extended family/friends, or room for guests, this home checks all the boxes. Check out the 3D tour, book your showing, and don't miss this thoughtfully updated, move-in ready gem!