

196 Everwoods Green SW
Calgary, Alberta

MLS # A2250726



\$749,000

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|------------------|-----------------------------|---------------|-------------------|
| Division: | Evergreen | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,255 sq.ft. | Age: | 2005 (20 yrs old) |
| Beds: | 5 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.09 Acre | | |
| Lot Feat: | Landscaped, Rectangular Lot | | |

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|--------------------|--|-------------------|-----|
| Heating: | Fireplace(s), Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Double Vanity, High Ceilings, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s) | | |
| Inclusions: | N/A | | |

Open House Sunday Sep 7th from 2 to 4. Beautiful Home in Evergreen | Facing a Park | 5 Bedrooms + Bonus Room | 9 ft Ceilings | Finished Basement Welcome to this beautifully maintained and thoughtfully updated home in the heart of Evergreen, located directly across from a peaceful green space with a children's play area. This family-friendly location is just a short walk to Fish Creek Park, top-rated schools, and offers quick access to Stoney Trail—far enough to avoid noise, but close enough for ultimate convenience. Main Floor Highlights: 9 ft ceilings for an airy, spacious feel Updated kitchen featuring white cabinets, quartz countertops, white tile backsplash, and a large walk-in pantry Open-concept living and dining space, plus a separate front seating area with a stunning double-sided fireplace New modern light fixtures and fresh paint throughout Main floor laundry for convenience Elegant rounded corners and built-in wall features for added character Upper Floor: Three generous bedrooms, each with walk-in closets Spacious primary suite with large ensuite featuring a soaker tub and freestanding shower Second full bathroom upstairs Bright and versatile bonus room with views of the green space Quality carpet (installed just 4 years ago) in excellent condition Built-in bookshelf adds charm and storage Finished Basement: 9 ft ceilings and large windows for a bright and open feel Two spacious bedrooms with closets Large open living space and full bathroom New furnace and humidifier installed in Dec 2023 (valued at \$8,000) Exterior & Additional Features: Oversized attached garage — fully finished and painted Low-maintenance composite deck with sleek aluminum railings Roof replaced in 2021 with durable asphalt shingles Security system installed Central vacuum system roughed-in Two bus stops (Routes 11 & 12) within a

2-minute walk Close to Costco, LRT stations, and major routes for easy commuting This home is truly move-in ready, offering space, comfort, and thoughtful upgrades throughout. A perfect match for growing families, multi-generational living, or investors.