

188 Everwillow Park SW Calgary, Alberta

MLS # A2338285



\$724,900

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,913 sq.ft.	Age:	2005 (21 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Corner Lot, Few Trees, Low Maintenance Landscape, Pie Shaped		

Heating:	Central, Fireplace(s), Floor Furnace, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Stucco	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s), Wired for Data		
Inclusions:	None		

For more information, please click the "More Information" button. A Jayman-built home on a massive corner lot, featuring solar panels, a dramatic 12-ft dining nook ceiling and 9-ft ceilings throughout, creating an open, airy and sophisticated feel. The thoughtfully designed floor plan offers exceptional space for family life, entertaining or working from home. Hardwood flooring, Hunter Douglas window coverings and a gas fireplace add warmth to the main living area, while the spacious bonus room with vaulted 10-ft ceiling offers flexibility homeowners value - as a media room, home office, children's retreat or additional family room. The developed lower level extends the home's living space with approximately 550 sq. ft. of open-concept space, a convenient 2-piece bathroom and a mini kitchen with sink and cabinets (wet bar) - adding another level of versatility ideal for recreation, exercise, work or additional space to spread out. Substantial practical updates and improvements including central air conditioning, solar panels, roof replacement, topped-up attic insulation and a newer dishwasher further enhance the property. Rarely found in a home under \$1 million, the extra-large south-facing backyard offers mature trees, privacy and natural light, complemented by a wide freshly-painted double deck enhancing the outdoor experience and offering a space ideal for entertaining or relaxing. Last but not least, a generous double garage completes the package. Two bus routes provide convenient access to Fish Creek and Shawnessy LRT stations, with stops steps from the home, while Stoney Trail is just minutes away. The location also offers exceptional school access - Evergreen School is directly across the street, with Marshall Springs and Dr. Freda Miller Schools within a 15-minute walk. Buffalo Run Costco and shopping Centre, major grocery stores,

Walmart, Home Depot, Canadian Tire, Landmark Cinemas, Cardel Rec Centre, Shawnessy YMCA, library and restaurants are minutes away. The vast, beautiful Fish Creek Provincial Park along with the neighbourhood playgrounds create an expansive network of jogging, running and cycling paths, offering free recreational activities for everyone within a 10-minute walking distance. Presented vacant, freshly painted and professionally cleaned, this home is ready to move in. The complementary combination makes this home a rare gem that won't last long!