

\$724,900 - 70 Everwoods Park Sw, Calgary

MLS® #A2117858

\$724,900

3 Bedroom, 4.00 Bathroom, 1,912 sqft

Residential on 0.09 Acres

Evergreen, Calgary, Alberta

Introducing this meticulously maintained Jager-built home that effortlessly combines style with functionality. Upon entering, you're greeted by an inviting open-concept layout flooded with natural light and boasting 9' ceilings. The kitchen is a chef's dream, outfitted with stainless steel appliances, sleek tiled flooring, a convenient corner pantry, and granite countertops. Seamlessly adjoining the kitchen is the cozy living room, featuring a gas fireplace, laminate flooring, and expansive windows that create an airy ambiance. There's plenty of space for dining, perfect for hosting gatherings with loved ones. Conveniently located on the main floor is a laundry nook with built-in storage shelves, along with a powder room for added ease. Direct access to the insulated double-attached garage adds practicality to everyday living. Upstairs, discover three generously sized bedrooms alongside a versatile bonus room that could serve as a home gym, office, or playroom. The primary bedroom offers ample space for a king-sized bed and includes a walk-in closet. Indulge in the tranquillity of the master ensuite, boasting granite countertops, a spacious corner soaker tub, and a separate glass door shower. Completing the upper level is a guest 4-piece bathroom, enhancing the home's functionality. The finished basement provides ample space for entertainment and customization, with abundant storage options, a discreet furnace room, and convenient access to the electrical panel. Outside, unwind



on the elevated deck situated on the low-maintenance rock garden, ideal for relaxation. The expansive fenced-in yard offers privacy, adorned with a mature tree line, perfect for outdoor gatherings or gardening enthusiasts. The insulated two-car garage is equipped with built-in storage and offers seamless access to the main floor mudroom. Notable upgrades include a central vacuum system with attachments, new shingles/eaves (2023), and updated vinyl siding (2023). This non-smoking, pet-free home is ideally situated for effortless commuting, with easy access to McLeod Trail and the new Stoney Trail ring road. Enjoy the convenience of a short 12-minute drive to Mount Royal University, as well as proximity to schools, playgrounds, public transportation, and diverse shopping options.

Built in 2011

Essential Information

MLS® #	A2117858
Price	\$724,900
Sold Price	\$730,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,912
Acres	0.09
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	70 Everwoods Park Sw
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Subdivision	Evergreen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y0G3

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Insulated

Interior

Interior Features	Central Vacuum, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Water Softener, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Yard, Cul-De-Sac, Lawn, Garden, Landscaped, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 28th, 2024
Date Sold	April 8th, 2024
Days on Market	11
Zoning	R-1N
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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