# \$749,900 - 120 Everwillow Park Sw, Calgary

MLS® #A2135978

## \$749,900

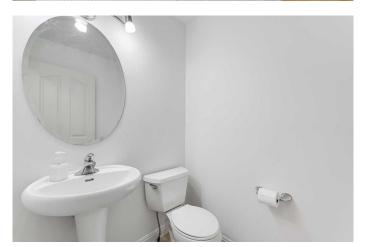
3 Bedroom, 3.00 Bathroom, 2,200 sqft Residential on 0.10 Acres

Evergreen, Calgary, Alberta

This IMMACULATE 2 Storey HOME has 2200.21 Sq Ft of DEVELOPED SPACE, 3 BEDROOMS, 2.5 BATHROOMS (incl/EN-SUITE), a DOUBLE ATTACHED GARAGE (partially insulated), a NEW Asphalt Shingles (2023), a 20'0― X 15'0― PATIO, + 1138.42 of Undeveloped Basement on a 4219 Sq Ft LOT only 4 Houses from PARK, in the Community of EVERGREEN!!! The GREAT CURB APPEAL starts w/LOW-MAINTENANCE Landscaping, + an INVITING Front Porch where you can enjoy your morning coffee as the sun rises or watch the world go by in the evening; it is the perfect spot to CONNECT w/FRIENDLY NEIGHBOURS or simply savor a QUIET MOMENT of REFLECTION. Upon entering the SPACIOUS Tiled Foyer that has 17' VAULTED CEILINGS, you see the NATURAL LIGHT coming in from the Windows. There is FRESHLY PAINTED WALLS throughout, NEW LIGHTING FIXTURES, HARDWOOD Flooring, + the stairs leading up to the Upper Floor. The CONVENIENT 2 pc Bathroom, + the 8'5― X 8'0― LAUNDRY/MUD Room that leads out to the Garage. Moving through the Main Floor; is the Dining Room/OFFICE, offering AMPLE space for hosting dinner parties or special occasions w/LIVELY CONVERSATION. The ELEGANT Living Room beckons w/Corner GAS FIREPLACE as the flickering flames cast a WARM GLOW throughout, CREATING a SERENE Atmosphere for those Cool Evenings







to UNWIND or RELAX. It is VERSATILE for Everyday Living or the perfect backdrop for MEMORABLE GATHERINGS w/Family or Friends, A COZY Breakfast Nook offers a Sunny spot to start your day w/Delicious Meal or Cup of Coffee. You can ENJOY a leisurely breakfast or VISIT w/GUESTS that drop by for Tea. This BRIGHT kitchen has MAPLE Cabinetry, WHITE Appliances, QUARTZ Countertops, QUARTZ Backsplash, + a WATERFALL ISLAND incl/BREAKFAST Bar for those On-The-Go days. It also has a Corner PANTRY, + plenty of STORAGE in the Cupboards. Going up to the 2nd Floor w/VINYL PLANK Flooring is open to below, the HUGE PRIMARY Bedroom has a 5 pc EN-SUITE incl/SOAKER Tub, Standing Glass Shower, Dual Sinks, + Water Closet. There is a LARGE WALK-IN CLOSET w/WHITE BUILT-IN Shelving, + CABINET incl/DRAWERS. There are the 2nd, + 3rd GOOD-SIZED Bedrooms, + a 4 pc Bathroom. Descend into the EXPANSIVE, INSULATED Undeveloped Basement, where ENDLESS POSSIBILITIES await. With its GENEROUS Square Footage, + OPEN LAYOUT, this versatile space offers the opportunity to CREATE the ultimate Recreational Area, Home Gym, or Additional Living quarters tailored to your unique needs or preferences. It has a 2019 H2O TANK, OE FURNACE, + **HUMIDIFIER.** The SOUTH FACING Backyard has a Patio area PERFECT for BBQ's, Lounging, + making it IDEAL for Gardening for growing a wide variety of plants, incl/Vegetables, Flowers or Herbs. A QUIET AREA for your Outdoor Living Season. Oh, did I mention that this â€~ONE' is IMMACULATE?!! FRIENDLY NEIGHBOURHOOD w/Shopping, Schools, Dining, + Entertainment options a few steps away. EASY ACCESS to MacLEOD TRAIL, STONEY TRAIL + DOWNTOWN. Just a short 12-minute drive to MOUNT ROYAL

UNIVERSITY, + to FISH CREEK PARK. Book your showing TODAY!!!

#### Built in 2005

#### **Essential Information**

MLS® # A2135978 Price \$749,900 Sold Price \$759,200

Bedrooms3Bathrooms3.00Full Baths2Half Baths1

Square Footage 2,200 Acres 0.10 Year Built 2005

Type Residential
Sub-Type Detached
Style 2 Storey
Status Sold

# **Community Information**

Address 120 Everwillow Park Sw

Subdivision Evergreen
City Calgary
County Calgary
Province Alberta
Postal Code T2Y 5C6

#### **Amenities**

Amenities None Parking Spaces 4

Parking Double Garage Attached, Driveway, Garage Door Opener, Garage

Faces Front, On Street

### Interior

Interior Features Bathroom Rough-in, Breakfast Bar, Built-in Features, Chandelier, Closet

Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub,

Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood

Fan, Refrigerator, Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None Fireplace Yes

# of Fireplaces 1

Fireplaces Decorative, Gas, Living Room, Mantle, Tile

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Features Private Entrance, Private Yard

Lot Description Back Yard, City Lot, Fruit Trees/Shrub(s), Front Yard, Lawn,

Landscaped, Street Lighting, Rectangular Lot

Roof Asphalt Shingle Construction Stone, Stucco

Foundation Poured Concrete

#### Additional Information

Date Listed May 31st, 2024
Date Sold June 3rd, 2024

Days on Market 3

Zoning R-1N HOA Fees 105.00

HOA Fees Freq. ANN

## **Listing Details**

Listing Office RE/MAX House of Real Estate

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