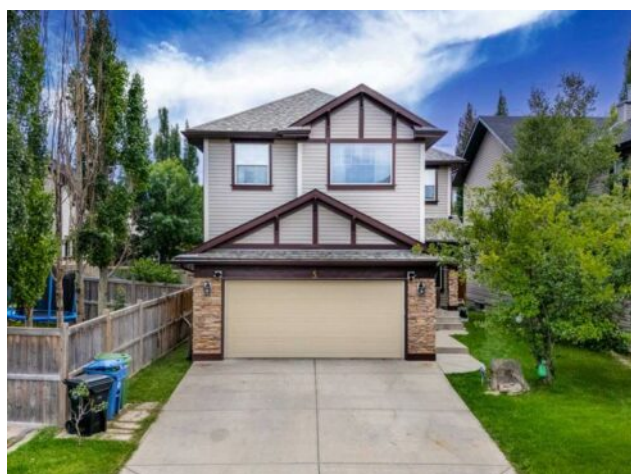


**5 Everwoods Close SW
Calgary, Alberta****MLS # A2246653****\$739,900**

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,198 sq.ft.	Age:	2005 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Level, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, Open Floorplan, Pantry, Soaking Tub		

Inclusions: N/A

Welcome to this meticulously maintained, original-owner home in the highly sought-after community of Evergreen, located in SW Calgary. Boasting over 3000 square feet of developed living space, this spacious and bright two-storey detached home offers the perfect blend of comfort and style. As you step inside, you'll be greeted by a welcoming living room at the entry, which leads into an open-concept family room with a cozy corner fireplace. The dining room flows seamlessly into a large deck, perfect for entertaining or enjoying the South-facing backyard. Large South-facing windows throughout flood the home with natural light, enhancing the bright and airy feel. The heart of the home features maple cabinetry, granite countertops, and high-end appliances, including an upgraded gas stove, dishwasher, hood fan, and refrigerator. The kitchen also includes a corner pantry for added convenience. The main floor also offers a 2-piece washroom, hardwood and carpet flooring, and elegant railings throughout. Upstairs, the expansive bonus room with oversized windows provides an excellent space for family gatherings or a home theater. The primary bedroom is a true retreat, featuring a huge walk-in closet and a luxurious 5-piece ensuite with a standing shower and soaking tub. Two additional well-sized bedrooms share a 4-piece bath, and the hallway adds an extra sense of openness. The fully developed basement is a standout, offering a large rec room, an additional bedroom, a den/office, and a 4-piece bathroom. There's also rough-in plumbing for a future laundry room, plus surround sound wiring to enhance your entertainment experience. Additional features include air conditioning, a water softener, a 75-gallon hot water tank, and a new roof (2021). The 20 x 21 garage is equipped with a gas line and a laundry sink, adding even more convenience. Perfectly

located within walking distance to elementary schools, parks, and playgrounds, this home offers the ideal family lifestyle. Don't miss out on the opportunity to own this beautiful, well-cared-for home in Evergreen.