

263 Everoak Drive SW
Calgary, Alberta**MLS # A2248144****\$745,000**

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,211 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Rectangular Lot		

Heating: Fireplace(s), Forced Air, Natural Gas**Water:** -**Floors:** Carpet, Hardwood, Tile**Sewer:** -**Roof:** Asphalt Shingle**Condo Fee:** -**Basement:** Finished, Full**LLD:** -**Exterior:** Stone, Vinyl Siding**Zoning:** R-G**Foundation:** Poured Concrete**Utilities:** -**Features:** Central Vacuum, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)**Inclusions:** Doorbell, Pergola

Welcome to 263 Everoak Drive SW – A Warm and Inviting Family Home in Evergreen. Step into this beautifully maintained home and feel instantly welcomed by its thoughtful layout and cozy charm. The main floor is designed with family living in mind, featuring a spacious home office perfect for remote work or homework sessions, and a convenient laundry room to make daily chores a breeze. The heart of the home is the open-concept kitchen and living area, where you'll find stainless steel appliances, a built-in wine rack, corner pantry, and plenty of counter space for meal prep and entertaining. The living room is anchored by a stunning gas stone fireplace with a custom niche above—ideal for showcasing family photos or seasonal décor. Rich hardwood flooring flows throughout the main level, adding warmth and elegance. Enjoy seamless indoor-outdoor living with two sets of double doors—one from the living room and another from the dining area—leading to the west-facing backyard. Whether you're hosting summer BBQs or enjoying quiet evenings, the deck, patio, pergola, and fire pit create a perfect outdoor retreat for the whole family. Upstairs, you'll find three generously sized bedrooms, including a serene primary suite with walk-in closet, plus a bonus room that's perfect for a playroom, media space, or teen hangout. The upper hallway also features hardwood flooring, and the two full bathrooms are finished with tile. The fully finished basement offers even more space with an additional bedroom, a full bathroom, and a large recreation room—ideal for guests, hobbies, or family movie nights. Located in a friendly, family-oriented neighborhood, just minutes from Fish Creek Park, this home is close to schools, parks, and all the amenities your family needs. Recent updates include a new roof (2023), hot water tank (2022), and

newer microwave and stove (2022) for added peace of mind. Don't miss your chance to make this wonderful home yours—schedule a private showing today and experience all that Evergreen has to offer!