

# \$839,900 - 109 Everoak Circle Sw, Calgary

MLS® #A2214108

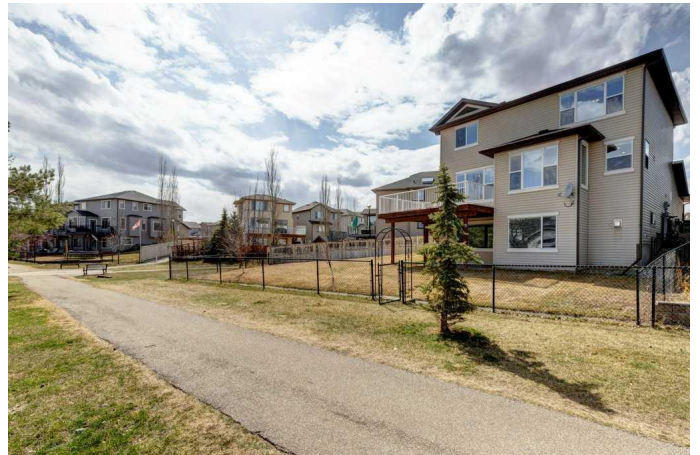
**\$839,900**

4 Bedroom, 4.00 Bathroom, 2,272 sqft

Residential on 0.16 Acres

Evergreen, Calgary, Alberta

Price reduction, open house Saturday May 17th 1-3 pm. Tucked into a quiet cul-de-sac in the desirable community of Evergreen, this beautiful Cedarglen-built 2 storey home offers over 2,200 sq ft of well-designed living space plus a fully developed WALKOUT basement. Set on a large PIE-SHAPED lot, the home backs onto a scenic green belt and walking path that leads to nearby schools and parksâ€”offering both privacy and a strong connection to nature. Original occupant since it was built, this residence has been meticulously cared for and thoughtfully upgraded throughout the years. Inside, the main floor welcomes you with dark maple hardwood floors and 9â€™™ ceilings, creating a warm and spacious atmosphere. A formal dining room at the front of the house doubles as a perfect home office, while the great room offers built-in shelving surrounding a cozy gas fireplaceâ€”ideal for gathering with family and friends. The kitchen is both stylish and functional, featuring rich maple cabinetry, a large central island with raised breakfast bar, walk-through pantry, and a bright dining nook overlooking the backyard and pathway. Upstairs, three generously sized bedrooms and a central bonus room offer flexible family living. The primary suite is an inviting retreat with a walk-in closet and a luxurious 5-piece ensuite bath. The WALKOUT BASEMENT, adds even more space with a fourth bedroom, a full ensuite bathroom with a jetted tub, huge recreation room has a gas fireplace with a



built-in fan. Also installed is a DEDICATED HOME THEATRE system complete with ceiling-mounted projector, receiver, surround sound speakers, and subwoofer. For added versatility, the main floor and bonus room are also wired for sound, with the option to include or exclude receivers, speakers, and subwoofers—tailoring the setup to your needs. Perfect for entertaining or hosting guests, this level also opens to the lower outdoor patio, while a composite wood deck spans the upper level—ideal for enjoying the expansive backyard views.

PROFESSIONALLY LANDSCAPED, the yard includes a 4-zone underground sprinkler system, full sodding, and two apple trees. Other UPGRADES include a 65-gallon hot water heater, a full roof replacement in 2022 including new siding on the front and right side of the home, as well as a new garage door. This home benefits from maximum natural light throughout the West and East facing exposures with 9â€™™ ceilings in both the main and basement levels. Fantastic location just minutes from Fish Creek Park, Evergreen Elementary, and Marshall Springs Middle School. With its exceptional layout, generous lot, and prime location, this property is the perfect forever home for a growing family.

Built in 2006

### **Essential Information**

MLS® #	A2214108
Price	\$839,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,272
Acres	0.16
Year Built	2006

Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	109 Everoak Circle Sw
Subdivision	Evergreen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 0A1

### Amenities

Amenities	Other
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Built-in Features, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Wired for Sound
Appliances	Dishwasher, Electric Stove, Garage Control(s), Garburator, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### Exterior

Exterior Features	None
Lot Description	Cul-De-Sac, Greenbelt
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	April 24th, 2025
Days on Market	22
Zoning	R-G
HOA Fees	105
HOA Fees Freq.	ANN

## **Listing Details**

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.