

**84 Everwillow Park SW  
Calgary, Alberta**

**MLS # A2239628**



# \$849,998

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Evergreen                          |               |                   |
| <b>Type:</b>     | Residential/House                  |               |                   |
| <b>Style:</b>    | 2 Storey                           |               |                   |
| <b>Size:</b>     | 2,059 sq.ft.                       | <b>Age:</b>   | 2005 (20 yrs old) |
| <b>Beds:</b>     | 4                                  | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached, Off Street |               |                   |
| <b>Lot Size:</b> | 0.12 Acre                          |               |                   |
| <b>Lot Feat:</b> | Back Yard, Landscaped, Many Trees  |               |                   |

|                    |  |                   |     |
|--------------------|--|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas                                    | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood, Vinyl                      | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Separate/Exterior Entry, Finished, Full, Walk-Out To Grade | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Stone, Stucco, Wood Frame                                  | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -   |
| <b>Features:</b>   | See Remarks  |                   |     |

**Inclusions:** Shed

\*\*\* Location-Location- Location \*\*\*Welcome to this stunning and meticulously maintained two-storey walkout home, offering nearly 3,000 sq. ft. of beautifully designed living space. Ideally located on a quiet street just minutes from top-rated schools, parks, scenic walking paths—including Fish Creek Park—and with quick access to Stoney Trail, this home blends location, luxury, and lifestyle. Step into the grand two-storey foyer and be immediately impressed by the open-concept layout filled with natural light. The main floor features rich hardwood flooring, built-in speakers, and a cozy stone-surround gas fireplace in the spacious living room. The chef-inspired kitchen is a showstopper, featuring premium cabinetry, stainless steel appliances, elegant quartz countertops, an oversized island, and a generous walk-in pantry—perfect for everyday living and entertaining alike. Upstairs, the bright west-facing bonus room with a wall of windows offers the perfect retreat. The luxurious primary suite boasts a walk-in closet and a spa-like 5-piece ensuite with dual sinks, a soaker tub, and a separate shower. Two additional large bedrooms, a full hallway bath, and extra storage complete the upper level. The fully finished walkout basement expands your living space with a massive family room featuring a second gas fireplace, a rec area, a fourth bedroom, a full bathroom, and a spacious utility/laundry room. Step outside to an oversized pie-shaped lot with professional landscaping, underground sprinklers, and a custom concrete patio—ideal for summer gatherings. Major recent upgrades include a new kitchen, new ensuite, newer carpet in the basement, hot water tank (2021), roof (2022), updated flooring, and central A/C for year-round comfort. This exceptional home offers the perfect combination of style, comfort, and

functionality&mdash;don&rsquo;t miss your chance to make it yours!