

# \$785,000 - 38 Everwillow Boulevard Sw, Calgary

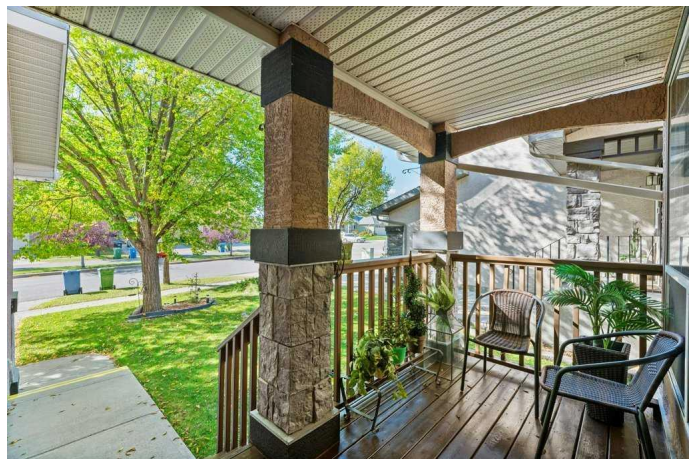
MLS® #A2197524

**\$785,000**

4 Bedroom, 4.00 Bathroom, 2,111 sqft  
Residential on 0.10 Acres

Evergreen, Calgary, Alberta

Impeccably kept home close to Schools, Transit, Fish Creek Park and comes fully developed with new shingles, a new hot water tank last year and backing on to a green space with walking path! Stucco and stone exterior, with a quaint front porch greets you as you pull up. Enter into an open design with a front flex room, perfect for the home office, reading space or just that added area for any buyer's needs. A focal stone wall features the lifestyle room separated with the 3-sided gas fireplace and rear family dining area wrapped in windows and a raised ceiling heights which breathe life into this space. The side entertainment style kitchen boasts a central island, a plethora of cabinet and counter space, pot lighting, newer dishwasher and microwave, corner pantry, smooth top stove. Access your double attached garage front the step-down separation with a side 2-piece bath, washer and dryer rough in, mudroom area and located just off the stairs to the lower level. The upper plan hosts room for all with an upper bonus room, 2 rear facing kids' room both with built-in desks, walk in closets and their shared 4-piece bath. The front primary bedroom has a 9' raised ceiling, a walk-in closet, built-in speakers and a tiled 5-piece private en-suite bath complete with his and her sinks, a deep soaker tub and an individual shower. The professionally developed lower space with plush carpet over a dry core floor a 3-piece lower bath with a counter height storage vanity, large fiberglass shower with



tiled accents. There is a recreation room with the home's 2nd gas fireplace, generous added storage space and laundry and the home's 4th bedroom for guests or extended family stays. Relax in your private outdoor space offering a wraparound deck, firepit with plumbed in gas line, aluminum rail, with a dining area under the twinkle lights of your gazebo, privacy lattice, plenty of green space, mature trees and your own gate to the central walkway. Simply unbelievable.

Built in 2002

### **Essential Information**

MLS® #	A2197524
Price	\$785,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,111
Acres	0.10
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	38 Everwillow Boulevard Sw
Subdivision	Evergreen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 4G3

### **Amenities**

Amenities	None
Parking Spaces	4

Parking Double Garage Attached, Insulated  
# of Garages 2

### Interior

Interior Features Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s), Bookcases  
Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Washer, Window Coverings  
Heating Forced Air, Natural Gas  
Cooling None  
Fireplace Yes  
# of Fireplaces 2  
Fireplaces Gas, Living Room, Family Room, Tile, Three-Sided  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features Private Yard  
Lot Description Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, Rectangular Lot, Level  
Roof Asphalt Shingle  
Construction Stone, Stucco  
Foundation Poured Concrete

### Additional Information

Date Listed February 28th, 2025  
Days on Market 13  
Zoning R-G  
HOA Fees 105  
HOA Fees Freq. ANN

### Listing Details

Listing Office RE/MAX First

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