

35 Everstone Way SW
Calgary, Alberta

MLS # A2216899



\$579,900

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,286 sq.ft.	Age:	2001 (24 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, Street Lighting		

Heating:	Central
Floors:	Carpet, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full, Unfinished
Exterior:	Stone, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), Kitchen Island

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-G
Utilities:	-

Inclusions: Outdoor Umbrella, Garage Winch, Built-in Shelving in Garage and Basement, Curtains

Welcome to this beautifully updated 3-bedroom, 1.5-bathroom home in the sought-after, family-friendly community of Evergreen. This wonderfully updated home is perfectly situated across from a playground and within walking distance to schools, this home…It's the ideal blend of comfort, style, and convenience. Inside, you’ll find a bright open-concept main floor featuring brand-new vinyl flooring, a cozy living area, and a modern white kitchen, stunning quartz countertops and subway tile backsplash and comes with stainless steel appliances, a large island, and a walk-in pantry. The sunlit dining area overlooks the south-facing backyard, with direct access to a deck and fully fenced yard—perfect for kids, pets, or summer BBQs. A convenient half bath completes the main level. Upstairs, the spacious primary bedroom connects to a 4-piece cheater ensuite, while two additional bedrooms offer flexible space for family, guests, or a home office. Additional highlights include a newly built detached garage with a winch, a new roof, new siding, a high-efficiency furnace, and built-in seasonal / architectural lighting for effortless curb appeal year-round. Enjoy life in Evergreen with nearby parks, 4 nearby elementary and junior high schools, Fish Creek Provincial Park, and easy access to Stoney and Macleod Trail, plus shopping, city transit and amenities just minutes away. Don’t miss this move-in-ready gem—book your private showing today!