

\$749,900 - 266 Everoak Drive Sw, Calgary

MLS® #A2195537

\$749,900

4 Bedroom, 4.00 Bathroom, 2,210 sqft
Residential on 0.09 Acres

Evergreen, Calgary, Alberta

Dare to Compare! Best priced home in Evergreen! Bungalow style, main floor living! Fantastic opportunity to own a home within walking distance of multiple schools and Fish Creek Park, featuring a walkout basement! This well-maintained 2,210 SqFt home showcases pride of ownership from the moment you arrive. The enclosed front yard, adorned with small pavers and an inviting archway, creates a warm and welcoming first impression. Inside, the open-concept layout boasts 9â€™™ ceilings, central air conditioning, and hardwood flooring throughout the main level. The beautifully upgraded kitchen includes stainless steel appliances, a corner pantry, an eating bar, timeless white cabinetry, and quartz countertops. The spacious dining area accommodates a large table and provides access to a fully screened-in, professionally built porchâ€™™perfect for summer evenings. The living room offers ample space for gatherings and is centred around a gas fireplace. The main floor features a sizeable den with French doors and a west-facing window, ideal as a bedroom or home office. A 3-piece bathroom and a convenient laundry room complete the stunning main floor. Upstairs, youâ€™™ll find three generously sized bedrooms, a 4-piece bathroom, a linen closet, and a versatile bonus room. The primary suite comfortably fits king-sized furniture and includes a luxurious 4-piece ensuite with a corner soaker tub, quartz countertops, a



separate shower, and a walk-in closet. Recent updates enhance the home's value, including a new high efficiency hot water tank, upgraded kitchen with a quartz countertops, new A/C, brand new high efficiency furnace (2025), washer (2024), roof (2023), enclosed deck with a durable metal roof (2021), and landscaping improvements (2021-2024).

The WALKOUT BASEMENT is mostly finished, featuring a newly installed second gas fireplace, a fourth bedroom, 3-piece bathroom, walk-in closet, laundry area, family room, and kitchenette. The walkout doors lead to a spacious patio with large pavers and a fully fenced backyard, complete with a storage shed.

The front yard has been professionally landscaped with trellis boxes planted with Alberta roses. Mature fruit trees add charm to the outdoor space, with a beautiful cherry tree in the front showcasing vibrant spring blossoms and a mature apple tree in the back producing fruit in the fall.

Don't miss out on this incredible home—schedule a viewing today!

Built in 2006

Essential Information

MLS® #	A2195537
Price	\$749,900
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	2,210
Acres	0.09
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey

Status Active

Community Information

Address 266 Everoak Drive Sw
Subdivision Evergreen
City Calgary
County Calgary
Province Alberta
Postal Code T2Y 0C4

Amenities

Amenities None
Parking Spaces 4
Parking Double Garage Detached
of Garages 2

Interior

Interior Features High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Stone Counters, Storage, Walk-In Closet(s)
Appliances Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Window Coverings
Heating Forced Air, Natural Gas
Cooling Central Air
Fireplace Yes
of Fireplaces 2
Fireplaces Gas, Living Room, Basement
Has Basement Yes
Basement Full, Walk-Out, Partially Finished

Exterior

Exterior Features Private Yard
Lot Description Landscaped, Rectangular Lot
Roof Asphalt Shingle
Construction Vinyl Siding, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed February 20th, 2025
Days on Market 41

Zoning	R-G
HOA Fees	115
HOA Fees Freq.	ANN

Listing Details

Listing Office eXp Realty

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. 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.