



# 173 Everoak Circle Calgary Alberta

\$869,900

Nestled in a peaceful cul-de-sac, this impressive two-story walkout basement home offers over 2,690 sq. ft. of developed living space on one of the LARGEST LOT in the area, backing onto an expansive GREEN SPACE, with a bus stop conveniently located right behind the house. The exterior was fully refreshed in 2021 with STUCCO, ROOF, EAVES TROUGHS, AND GUTTERS, offering a sleek, modern appeal. The bright, airy foyer leads to a versatile office/flex room perfect for working from home. The kitchen is a chef's dream, featuring rich dark wood cabinetry, stainless steel appliances including a GAS RANGE, a large island with a breakfast bar, and a walk-through pantry for added convenience. The living room is bathed in natural light and features a cozy stone-surround gas fireplace with elegant white shutter blinds. From the breakfast nook, sliding doors open onto a spacious deck with a gas BBQ hookup, offering stunning views of the green space—perfect for summer gatherings. This home has a CENTRAL AIR CONDITIONER to keep you comfortable year-round and an underground irrigation system to maintain a pristine lawn effortlessly. A beautiful hardwood staircase leads to the upper level, where you'll find a large bonus room, a luxurious master suite with an ensuite, two generously sized bedrooms, and a 4-piece bathroom. The fully finished WALKOUT BASEMENT adds even more living space, complete with a stylish stone wet bar, a fourth bedroom, and another 4-piece bathroom. Just a short walk to nearby schools and close to Fish Creek Park and its amenities, this home combines space, convenience, and peaceful surroundings for a truly exceptional living experience. (id:6769)

Recreational, Games room 34.33 Ft x 24.67 Ft

4pc Bathroom 5.00 Ft x 7.75 Ft

Bedroom 9.17 Ft x 12.42 Ft

Foyer 10.42 Ft x 14.67 Ft

Hall 6.25 Ft x 4.92 Ft

2pc Bathroom 4.58 Ft x 5.42 Ft

Office 8.92 Ft x 8.75 Ft

Laundry room 6.92 Ft x 8.58 Ft

Pantry 6.08 Ft x 5.50 Ft

Breakfast 5.67 Ft x 9.58 Ft

Family room 17.58 Ft x 12.83 Ft

Bedroom 12.00 Ft x 18.50 Ft

4pc Bathroom 4.00 Ft x 8.50 Ft

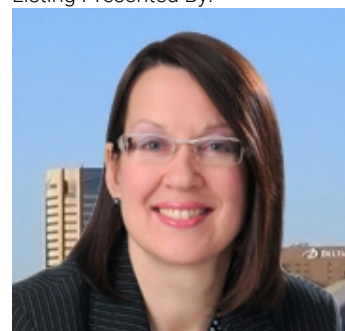
Bedroom 9.75 Ft x 12.42 Ft

Primary Bedroom 14.08 Ft x 11.92 Ft

4pc Bathroom 18.17 Ft x 9.92 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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Manor Real Estate Ltd.

**RE/MAX**

**RE/MAX REAL ESTATE  
(CENTRAL)**

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Living room 14.00 Ft x 14.75 Ft

Hall 18.58 Ft x 7.00 Ft

Kitchen 16.50 Ft x 12.00 Ft