



# 173 Everoak Circle Calgary Alberta

\$839,999

\*\*\*All the furniture seen in the home is included in the sale price\*\*\* 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 6975 SQFT in the area, backing onto an expansive GREEN SPACE, with a bus stop conveniently located close to the house. The exterior was fully refreshed in 2021 with STUCCO, ROOF, EAVES TROUGHES, 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)

Listing Presented By:



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Manor Real Estate Ltd.



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

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- Recreational, Games room 10.46 M x 7.52 M
- 4pc Bathroom 1.52 M x 2.36 M
- Bedroom 2.80 M x 3.79 M
- Foyer 3.18 M x 4.47 M
- Hall 1.91 M x 1.50 M
- 2pc Bathroom 1.40 M x 1.65 M
- Office 2.72 M x 2.67 M

- Pantry 1.85 M x 1.68 M
- Breakfast 1.73 M x 2.92 M
- Family room 5.36 M x 3.91 M
- Bedroom 3.66 M x 5.64 M
- 4pc Bathroom 1.22 M x 2.59 M
- Bedroom 2.97 M x 3.79 M
- Primary Bedroom 4.29 M x 3.63 M

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

Laundry room 2.11 M x 2.62 M

Living room 4.27 M x 4.50 M

Kitchen 5.03 M x 3.66 M

4pc Bathroom 5.54 M x 3.02 M

Hall 5.66 M x 2.13 M