



## 38 Everwillow Boulevard Calgary Alberta

\$800,000

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, 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 yo...

Bedroom 8.33 Ft x 10.58 Ft

3pc Bathroom 8.33 Ft x 8.92 Ft

Recreational, Games room 19.08 Ft x 29.08 Ft

Storage 7.58 Ft x 4.67 Ft

Furnace 10.92 Ft x 16.42 Ft

Other 9.33 Ft x 11.25 Ft

2pc Bathroom 4.67 Ft x 4.83 Ft

Bonus Room 9.00 Ft x 12.25 Ft

Bedroom 13.92 Ft x 15.00 Ft

4pc Bathroom 4.92 Ft x 7.58 Ft

Bedroom 14.58 Ft x 15.25 Ft

5pc Bathroom 8.00 Ft x 11.25 Ft

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

Listing Presented By:



Originally Listed by:  
RE/MAX First

<http://jameshomes.ca>



CIR

REALTY

149 West Lakeview Point , Calgary, AB,

Phone: 403-585-5270  
[cawarawa@shaw.ca](mailto:cawarawa@shaw.ca)

Living room 15.08 Ft x 15.00 Ft

Dining room 9.92 Ft x 8.67 Ft

Kitchen 18.58 Ft x 16.17 Ft

Primary Bedroom 13.42 Ft x 17.25 Ft

Other 4.75 Ft x 9.92 Ft