



# 109 Everoak Circle Calgary Alberta

\$827,000

Beautiful Cedarglen-built 2 storey home is set on a large PIE-SHAPED lot, backing onto a scenic green belt and walking path. Offering over 2,200 sq ft of well-designed living space plus a fully developed WALKOUT basement. Original occupant since it was built, this residence has been meticulously cared for and thoughtfully upgraded throughout the years. Inside, the main floor welcomes you with dark maple hardwood floors and 9' ceilings, creating a warm and spacious atmosphere. A formal dining room at the front of the house doubles as a perfect home office, while the great room offers built-in shelving surrounding a cozy gas fireplace--ideal for gathering with family and friends. The kitchen is both stylish and functional, featuring rich maple cabinetry, a large central island with raised breakfast bar, walk-through pantry, and a bright dining nook overlooking the backyard and pathway. Upstairs, three generously sized bedrooms and a central bonus room offer flexible family living. The primary suite is an inviting retreat with a walk-in closet and a luxurious 5-piece ensuite bath. The WALKOUT BASEMENT, adds even more space with a fourth bedroom, a full ensuite bathroom with a jetted tub, huge recreation room has a gas fireplace with a built-in fan. Also installed is a DEDICATED HOME THEATRE system complete with ceiling-mounted projector, receiver, surround sound speakers, and subwoofer. For added versatility, the main floor and bonus room are also wired for sound, with the option to include or exclude receivers, speakers, and subwoofers--tailoring the setup to your needs. Perfect for entertaining or hosting guests, this level also opens to the lower outdoor patio, while a composite wood deck spans the upper level--ideal for enjoying the expansive backyard views. PROFESSIONALLY LANDSCAPED, the yard includes a 4-zone underground sprinkler system, full sodding, and two a...

Bedroom 17.83 Ft x 12.00 Ft

4pc Bathroom 10.50 Ft x 13.58 Ft

Recreational, Games room 30.00 Ft x 22.58 Ft

Furnace 10.75 Ft x 13.00 Ft

Living room 17.17 Ft x 17.00 Ft

Dining room 10.58 Ft x 12.58 Ft

Laundry room 8.67 Ft x 12.75 Ft

2pc Bathroom 4.83 Ft x 6.17 Ft

Family room 13.00 Ft x 13.83 Ft

Primary Bedroom 15.92 Ft x 16.08 Ft

5pc Bathroom 12.25 Ft x 15.58 Ft

Bedroom 10.83 Ft x 9.92 Ft

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Listing Presented By:



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Kitchen

16.58 Ft x 17.50 Ft

Breakfast

10.50 Ft x 8.92 Ft

Bedroom

10.83 Ft x 14.42 Ft

4pc Bathroom

7.92 Ft x 4.92 Ft