

**HELLO,**  
*Gorgeous!*

## **70 EVERWOODS PARK SW**

CALGARY, ALBERTA

### **A HOME BUILT TO GROW WITH YOU**

**Tucked onto a quiet cul de sac in sought after Evergreen, this beautifully maintained two storey offers a rare blend of bright open living, flexible space, and a backyard made for summer.**

With 1,917 sq ft above grade, 3 bedrooms, and 3.5 bathrooms, plus a fully developed lower level, this is a home designed for comfortable everyday living and room to grow.

### **MAIN FLOOR HIGHLIGHTS**

- **Bright living room anchored by a cozy gas fireplace**
- Dining space that opens directly to the back deck
- Functional kitchen with a corner pantry
- Convenient main floor laundry
- Direct access to the insulated double attached garage
- Convenient 2 piece bathroom

Designed for real life... with space to gather, work, and unwind.

### **UPPER LEVEL**

- **Spacious primary bedroom with walk in closet and 4 piece ensuite**
- Two additional well sized bedrooms
- Full 4 piece bathroom
- Spacious bonus room for movie nights or a home office

A layout that supports both privacy and practicality.

### **FULLY DEVELOPED LOWER LEVEL**

- **Large recreation room (approx. 430 sq ft)**
- Four piece bathroom plus storage and utility

Room to spread out for guests, teens, a media space, or a home gym.

### **OUTDOOR LIVING**

- **Quiet cul de sac location in family friendly Evergreen**
- Newly built stone patio and a private deck
- Privacy screens framing the back deck
- Minutes to Fish Creek Park, pathways, and schools

This is outdoor living made for slow mornings and long summer evenings.

## UPGRADES & FEATURES

- Roof shingles and eaves (2023)
- Updated vinyl siding (2023)
- New dishwasher (2026) and back storm door (2025)
- Motorized Zebra blinds in the main living areas
- Newly built stone patio (2025)

Move in ready with key updates already completed.

## AT A GLANCE

- 3 Bedrooms
- 3.5 Bathrooms
- 1,917 Sq Ft Above Grade
- Two Storey Detached, Built 2011
- Fully Developed Lower Level
- Insulated Double Attached Garage
- Quiet Cul de Sac in Evergreen
- No HOA Fees
- Steps to Parks, Pathways, and Schools

## WHY YOU'LL LOVE IT

**This home stands out for one simple reason... it is move in ready and built to grow.**

Bright spaces inside. A finished basement below. A backyard made for summer.

It's a combination that's hard to find in Evergreen, and even harder to leave.

**LET'S MAKE YOUR NEXT MOVE A POSITIVE ONE!**

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TARA MOLINA  
— REAL ESTATE GROUP —

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