

# \$825,000 - 196 Everwillow Park Sw, Calgary

MLS® #A2234738

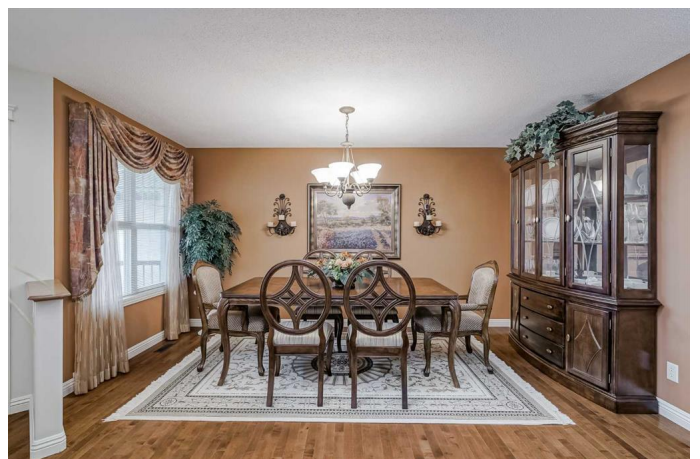
**\$825,000**

4 Bedroom, 4.00 Bathroom, 1,953 sqft

Residential on 0.09 Acres

Evergreen, Calgary, Alberta

Welcome to this truly exceptional home, nestled in the highly sought-after Semi-Estate area of Evergreen. Meticulously maintained by the original owners and built by Jayman MasterBuilt, this property exudes pride of ownership and shows like a brand-new showhome â€” beyond 10/10. Offering nearly 3,000 sq ft of total living space, this elegant two-storey home seamlessly blends luxury, warmth, and functionality â€” making it the perfect fit for growing families seeking both comfort and sophistication. Step inside to discover a bright and spacious open-concept main floor, featuring rich, gleaming hardwood floors, an inviting living area with a cozy gas fireplace, and expansive windows that fill the space with natural light. The chef-inspired kitchen is fully equipped with brand-new stainless steel appliances (2025), a large center island with raised eating bar, modern cabinetry, and generous counter space â€” ideal for family meals or entertaining guests. Upstairs, youâ€™ll find three generous bedrooms, including a serene primary retreat with a walk-in closet and spa-inspired 4-piece ensuite. A cozy bonus room provides the perfect spot for family movie nights, a home office, or kidsâ€™ play space. The fully developed basement offers even more versatility with a fourth large bedroom, a 4-piece bathroom, a dedicated home theatre area, and ample storage â€” ideal for multigenerational living or guests. The west-facing backyard is a private haven,



perfect for outdoor play, family barbecues, or quiet evenings enjoying the sunset. The home also features a separate laundry/mud room and a spacious, insulated double-attached garage. Major updates include new asphalt shingles (2023), updated front porch and refurbished deck (2021) offering peace of mind and exceptional curb appeal. Located on one of Evergreen’s most desirable streets, this home is perfectly positioned within walking distance to schools, parks, and pathways, with quick access to Fish Creek Park, major roadways including the SW Stoney Trail Ring Road, and only 30 minutes to downtown Calgary. This is the one you’ve been waiting for – a spotless, turn-key home in a family-friendly community that offers luxury, comfort, and timeless style. Book your private showing today and make this dream home yours.

Built in 2006

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2234738    |
| Price          | \$825,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,953       |
| Acres          | 0.09        |
| Year Built     | 2006        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 196 Everwillow Park Sw |
| Subdivision | Evergreen              |

|             |         |
|-------------|---------|
| City        | Calgary |
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T2Y 5E1 |

### **Amenities**

|                |                                                                                                                |
|----------------|----------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 4                                                                                                              |
| Parking        | Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Insulated, Side By Side |
| # of Garages   | 2                                                                                                              |

### **Interior**

|                   |                                                                                                                                                                                                                                        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Pantry, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings                                                                                                                              |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                                                                |
| Cooling           | None                                                                                                                                                                                                                                   |
| Fireplace         | Yes                                                                                                                                                                                                                                    |
| # of Fireplaces   | 1                                                                                                                                                                                                                                      |
| Fireplaces        | Gas, Living Room, Mantle                                                                                                                                                                                                               |
| Has Basement      | Yes                                                                                                                                                                                                                                    |
| Basement          | Finished, Full                                                                                                                                                                                                                         |

### **Exterior**

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Exterior Features | Garden, Private Entrance, Private Yard                                                                 |
| Lot Description   | Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Level, Private, Rectangular Lot |
| Roof              | Asphalt Shingle                                                                                        |
| Construction      | Stone, Stucco, Wood Frame                                                                              |
| Foundation        | Poured Concrete                                                                                        |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 26th, 2025 |
| Days on Market | 3               |
| Zoning         | R-1N            |

### **Listing Details**

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