



GRASSROOTS
REALTY GROUP

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**67 Evergreen Row SW
Calgary, Alberta**

MLS # A2215297



\$849,900

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,397 sq.ft.	Age:	2005 (20 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Stucco	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, Open Floorplan, Soaking Tub, Walk-In Closet(s)		

Inclusions: NONE

LOVELY HOUSE WITH 4 BEDROOMS UPPER LEVEL NESTED IN THE HEART OF EVERGREEN ESTATE, first time on the market by original owner, this home features: 4 good size bedrooms on upper level, and a huge bonus room, 2 full bathrooms upper level and 2 pcs bath mainfloor, master bedroom with an ensuite. spacious mainfloor with front office space, kitchen renovated in 2023- New interior paint-roughed-in vacuflo-network jacks throughout he house- Dual furnaces- Low maintenance composite deck- Air conditioning - automated sprinkler system - Gemstone outdoor LED lights.....it is a great home to see.....