



GRASSROOTS
REALTY GROUP

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285 Evermeadow Avenue SW
Calgary, Alberta

MLS # A2216024



\$709,900

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,802 sq.ft.	Age:	2008 (17 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Insulated, Oversized		
Lot Size:	0.09 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, French Door, Jetted Tub, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: None

Ideal for Families & First-Time Buyers! Beautiful 4-Bedroom Home in Evergreen SW. Welcome to this stunning 2-storey home in the sought-after community of Evergreen — perfectly suited for families or first time buyers looking for comfort, convenience, and style. This well-maintained 4-bedroom, 2.5-bathroom home is full of thoughtful upgrades and inviting features. The main floor boasts rich hardwood flooring, a cozy gas fireplace with fan in the family room, and built-in ceiling speakers for immersive sound in the kitchen and living area. The kitchen is a chef's dream, featuring quartz countertops, a spacious corner pantry, and double French doors (with phantom screens) that open to a patio and a sun-filled, south-facing backyard that backs onto a park/green space. Upstairs, you'll find a generous bonus room transformed into a bright fourth bedroom with oversized windows offering an abundance of natural light. The primary suite includes a large ensuite with a jetted tub, quartz countertops, walk-in closet and an upgraded vanity with ample storage. The basement is ready for your personal touch, with two oversized windows and rough-in plumbing for a bathroom and utility sink. The oversized, insulated, and poly wrapped garage (21' x 23') comfortably fits two vehicles and provides plenty of additional storage space. Additional highlights include: Hunter Douglas blinds in all rooms, high-efficiency furnace with air exchanger, double E glazed windows, new roof (2022). Located in a family-friendly neighbourhood with 4 nearby schools. This move-in-ready home combines functionality and style in one of the city's most desirable locations. Don't miss out — schedule your private showing today!