



GRASSROOTS
REALTY GROUP

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14 Everglen Manor SW Calgary, Alberta

MLS # A2225898



\$576,000

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,220 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Alley Access, Double Garage Detached, On Street, Oversized		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Laminate	Sewer:	Public 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), Kitchen Island, No Smoking Home, Vinyl Windows		

Inclusions: Bendpak GP-7 Vehicle 2point lift in garage

Welcome to this well maintained two-story home in the desirable Evergreen community. Featuring 3 bedrooms and 2 baths, this property offers a perfect blend of comfort, functionality and location. Step inside to a bright and spacious layout, complete with central AC to keep you cool in the summer. Large Kitchen with workable island and separate dining area is ideal for family dinners or social gatherings. Lots of windows on the main floor to capture a ton of natural light with south facing exposure off the living room. The unfished basement provides a blank canvas ready for your personal touch ~~create the perfect recreation room, home office or additional bedroom space. Outdoors, enjoy a beautifully landscaped yard with mature trees and lawn, a fenced backyard with a large deck ~~ideal for entertaining or a relaxing evening under the stars. A standout feature of this home is the oversized double detached garage equipped with a Bendpak GP-7 vehicle lift, perfect for mechanics, car enthusiasts or extra storage. Located just minutes from Stoney Trail, with a quick getaway to Kananaskis Country. This home is close to schools, shopping, bike paths, playgrounds and all the family-friendly amenities Evergreen has to offer. Don't miss your opportunity to live in one of the city's most sought after neighborhoods!