



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**115 Evermeadow Avenue S**  
**Calgary, Alberta**

**MLS # A2232513**



**\$629,900**

<b>Division:</b>	Evergreen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,549 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Additional Parking, Alley Access, Double Garage Detached, Oversized, RV A		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Few Trees, Fruit Trees/Shrub(s), Garden,		

<b>Heating:</b>	Central, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** Dishwasher, Dryer, Washer, Refrigerator, Stove, Garage Controls, Garage Opener

Beautiful family home situated on a larger north facing corner lot. Wide L-Shaped covered veranda is welcoming. Fully finished 5 bedroom 3.5 bath. Great size for a growing family with room for extra toys/vehicles. Open and spacious floorplan. Middle dining area upon entry. Oversized windows on main floor pour sunshine in. Corner kitchen with ample counter and cabinet space. Large island with breakfast bar. Stainless steel appliances. New dishwasher. Across From Elementary with playground. Oversized insulated double garage additional space for Trailer, R.V.