



**GRASSROOTS**  
REALTY GROUP

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**61 Everwoods Close SW**  
**Calgary, Alberta**

**MLS # A2245606**



**\$600,000**

<b>Division:</b>	Evergreen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,520 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Front Yard, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Hardwood, Tile
<b>Roof:</b>	Asphalt
<b>Basement:</b>	Full, Unfinished
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Built-in Features, Closet Organizers

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-G
<b>Utilities:</b>	-

**Inclusions:** None

Located in the serene and well-established neighborhood of Evergreen, this exquisite, detached residence boasts 3 bedrooms, 2 bathrooms, and an attached double car garage. Upon entering, you are greeted by a welcoming ambiance and a tasteful warm color palette that exudes comfort and homeliness. The well-designed floor plan seamlessly connects the kitchen, dining, and living areas, creating a perfect space for daily activities and entertaining. The primary bedroom provides a sanctuary of comfort and privacy, complemented by a luxurious ensuite bathroom. The remaining bedrooms offer versatility and natural light, ideal for accommodating guests or a home office. The sizable backyard presents endless outdoor possibilities for relaxation and social gatherings. This tranquil retreat, conveniently located near essential amenities, schools, and parks, and is just minutes away Stoney Trail and all the shopping at Buffalo Run This home offers a perfect balance of tranquility and convenience. Whether you are a first-time homebuyer or a growing family, this property is a rare gem not to be missed. Schedule a private viewing today!