



**GRASSROOTS**  
REALTY GROUP

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**19 Everglade Drive SE**  
**Airdrie, Alberta**

**MLS # A2248559**



**\$599,999**

|                  |                                  |               |                   |
|------------------|----------------------------------|---------------|-------------------|
| <b>Division:</b> | Edgewater                        |               |                   |
| <b>Type:</b>     | Residential/House                |               |                   |
| <b>Style:</b>    | Bi-Level                         |               |                   |
| <b>Size:</b>     | 1,320 sq.ft.                     | <b>Age:</b>   | 1992 (33 yrs old) |
| <b>Beds:</b>     | 5                                | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Attached, Driveway |               |                   |
| <b>Lot Size:</b> | 0.13 Acre                        |               |                   |
| <b>Lot Feat:</b> | Back Yard, Corner Lot            |               |                   |

|                    |                     |                   |    |
|--------------------|---------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air          | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Hardwood            | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle     | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Finished, Full      | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Brick, Vinyl Siding | <b>Zoning:</b>    | R1 |
| <b>Foundation:</b> | Poured Concrete     | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Bar                 |                   |    |

**Inclusions:** N/A

Welcome to 19 Everglade Drive, Airdrie &ndash; This beautifully maintained corner lot bi-level is the perfect family home! With 5 bedrooms, 3 full bathrooms, and a thoughtful layout, this home offers space, functionality, and comfort for the whole family. Step into the bright and open main floor, high ceilings and a spacious living room create an inviting atmosphere. Just a few steps up, enjoy meals in the dedicated dining area, and get creative in the well-sized kitchen featuring a cozy breakfast nook that overlooks the backyard. The main floor also features two generous bedrooms and a full bathroom, along with a primary suite complete with a walk-in closet and 3-piece ensuite. The lower level is ideal for entertaining, boasting a large family room with a built-in bar&mdash;perfect for movie nights or hosting friends. You'll also find two additional bedrooms, a full bathroom, and a large crawl space for extra storage. Outside, the landscaped yard and garden add curb appeal, while ample parking and a well-kept lawn make this home a standout. Clean, move-in ready, and full of potential, 19 Everglade Drive is ready to welcome its next family!