



**GRASSROOTS**  
REALTY GROUP

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**16062 Everstone Road SW  
Calgary, Alberta**

**MLS # A2257664**



**\$599,900**

<b>Division:</b>	Evergreen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,569 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Fruit Trees/Shrub(s), Landscaped, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, No Animal Home, No Smoking Home		

**Inclusions:** na

Don't miss out on the opportunity to call this bright and spacious two-story home your home in the vibrant community of Evergreen. This fully developed home boasts a total of 3 bedrooms, a bonus room, 4 bathrooms, and a double attached garage. Step into the open concept main floor, where an abundance of natural light illuminates the kitchen, complete with a raised breakfast bar and a convenient walk-in pantry. Spacious Living room with a corner fireplace. The dining area seamlessly flows into the sunny backyard. The upper level offers an ideal layout with 3 bedrooms, a generous bonus room, and large windows that flood the space with natural light. The spacious master bedroom includes a 4-piece ensuite and a walk-in closet. 2 additional good sized bedrooms & a full bath completes the upper level. Venture down to the fully finished basement, where a cozy family/recreation area awaits, also a half bath with ample storage in the mechanical room. Make this property your OWN TODAY !.