



GRASSROOTS
REALTY GROUP

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181 Everridge Drive SW
Calgary, Alberta

MLS # A2258431



\$599,900

Division:	Evergreen		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,909 sq.ft.	Age:	2005 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Oversized		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Hardwood, Linoleum
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Stone, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Breakfast Bar, Open Floorplan, Pantry, Storage, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-G

Utilities: -

Inclusions: Alarm-No Contract, Eufy Doorbell

Welcome home to 181 Everridge Drive SW! Located in the sought-after, family-friendly community of Evergreen, this fully finished duplex is the perfect blend of functionality, style, and space. With over 2400 sq. ft. of developed living area, this home offers 4 bedrooms and 3.5 bathrooms, providing more than enough room for everyone in the family. Step inside and be welcomed by a spacious entryway with built-in niches that set the tone for the thoughtfully designed open floor plan. Rich hardwood flooring flows seamlessly through the main level, leading you into a bright, expansive space. The kitchen is a chef's delight with stainless steel appliances, a raised eating bar, corner pantry, full tile backsplash, and espresso cabinetry. A lovely division between the kitchen and formal dining area creates a beautiful flow, while oversized windows flood the space with natural light and provide views of the large backyard. The living room features a cozy gas fireplace with a wood mantle and tile surround, perfect for gathering on cooler evenings. Upstairs, discover three generous bedrooms including the spacious primary retreat with a 4-piece ensuite featuring a large soaker tub, oversized stand-alone shower, and walk-in closet. The impressive bonus room, located over the garage, is filled with windows and overlooks the peaceful greenspace across the street — the perfect spot for a home office, playroom, or media lounge. A convenient second-floor laundry room (with BRAND NEW WASHER & DRYER) completes this level. The fully finished basement provides the ideal setup for an older teen, guests, or extended family with a fourth bedroom, full bath, walk-in closet, and a private media room — creating a comfortable, self-contained retreat. Outside, enjoy the large backyard with an oversized deck, perfect for entertaining, BBQs, and summer

evenings under the stars. Evergreen is one of Calgary's most desirable communities with schools, shopping, restaurants, and Fish Creek Provincial Park just minutes away. Quick access to major routes makes commuting easy while still letting you enjoy the peace of a mature neighborhood. This meticulously maintained home is truly move-in ready — a perfect combination of space, comfort, and location!