



**GRASSROOTS**  
REALTY GROUP

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## 14 Everglen Manor SW Calgary, Alberta

**MLS # A2262867**



**\$549,000**

<b>Division:</b>	Evergreen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,220 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, On Street, Oversized		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, No Smoking Home, Vinyl Windows		

**Inclusions:** Wood under the deck

Welcome to this well maintained two-storey home in the desirable Evergreen community. Featuring 3 bedrooms and 2 baths, this property offers a perfect blend of comfort, functionality and location.

Step inside to a bright, spacious layout complete with central AC to keep you cool in the summer months. The large Kitchen offers a functional island and a separate dining area, ideal for family meals or entertaining guests. The main floor is filled with natural light thanks to its south facing exposure and abundant windows. Convenient 2pc bathroom is located just off the kitchen and back entrance.

The unfinished basement provides a blank canvas ready for your personal touch~ create the perfect recreation room, home office or additional bedroom space. Outdoors, enjoy a beautifully landscaped yard with mature trees, a fenced backyard and a large deck that's perfect for entertaining or relaxing under the stars. A standout feature of this home is the oversized double detached garage equipped with a Bendpak GP-7 vehicle lift, perfect for mechanics, car enthusiasts or extra storage. (vehicle lift can be removed by the Seller upon Buyers request).

New Shingles Oct/25. Hot water tank replaced in 2024. Located close to schools, shopping, bike paths, playgrounds and all the family friendly amenities Evergreen has to offer. Plus you're just minutes from Stoney Trail, with quick access to Kananaskis Country and beyond~ this home truly has it all! Don't miss your opportunity to live in one of the city's sought after neighborhoods! Call for your viewing today.