



GRASSROOTS
REALTY GROUP

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7 Everglade Circle SW
Calgary, Alberta

MLS # A2263037



\$829,900

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,273 sq.ft.	Age:	2003 (22 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), Landscaped, Rectangular Lot, Underground		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry		

Inclusions: *

Beautiful and spacious family home in Evergreen Estate. Extremely clean and very well maintained. Main floor features bright living room with high ceiling, big formal dining room, private den/office, gourmet kitchen with upgraded cabinets, granite counter tops and stainless steel appliances, large family room with cozy fireplace, big breakfast nook with patio door leading to good size deck on west sunny backyard. Big master bedroom upstairs with elegant ensuite bathroom, two good size kids' bedroom rooms and main bathroom. A lot of upgrades in this lovely home like new flooring, new paint, new roof (2024), newer appliances, big windows for brightness, central air conditioner, sprinklers system. Perfect location on quiet and safe street, few steps from Fish Creek Park, close to schools, shopping and transportation.