



**GRASSROOTS**  
REALTY GROUP

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**92 Everglen Way SW**  
**Calgary, Alberta**

**MLS # A2263738**



**\$575,000**

<b>Division:</b>	Evergreen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,588 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Irregular Lot, Landscaped, Low Maintenance Landsc		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Linoleum
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full, Unfinished
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Kitchen Island, Open Floorplan

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	SR
<b>Utilities:</b>	-

**Inclusions:** N/A

**\*\* AWESOME** location on quiet cul-de-sac &ndash; walk to school and community paths & playgrounds. **\*\* LARGER** private fenced backyard &ndash; with no neighbors behind & sunny westerly views! **GREAT** yard for kids! **\*\* OPEN** concept main floor plan &ndash; great room with gas fireplace &ndash; kitchen with good storage and a working island &ndash; dining area with patio doors to the deck. &ndash; **MAIN** floor laundry and a 2 pce **POWDER** room. **\*\* UPPER** level large **BONUS** room &ndash; good sized **PRIMARY** bedroom with 3 pce ensuite &ndash; two good secondary bedrooms and a full main bathroom. **\*\* UNSPOILED** lower level with good sized windows &ndash; **GREAT** development potential. **\*\* RECENT** upgrades &ndash; painting &ndash; flooring &ndash; light fixtures! **\*\* BRIGHT** and **AIRY** &ndash; shows well &ndash; Move in **READY!!** **\*\* call YOUR FAVORITE** realtor for a private viewing &ndash;or&mdash;come by our **OPEN** House both Saturday & Sunday from 1:30 pm to 4:00 pm. **\*\* Come by and CHECK-it-OUT!!**