



GRASSROOTS
REALTY GROUP

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177 Everglen Way SW
Calgary, Alberta

MLS # A2263967



\$534,900

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,398 sq.ft.	Age:	2007 (18 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Carport, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Square Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: None

Welcome to this stunning two storey home located in the highly sought-after community of Evergreen. The main floor features an open-concept layout, highlighted by large windows that flood the space with natural light. The spacious living area with a build-in entertainment station and a cozy fireplace seamlessly connects to a well-appointed kitchen with a central island, corner pantry, ample maple cabinetry, and a large dining area. A 2-piece bathroom completes the main level. Upstairs, you'll find three generously sized bedrooms, including a sunny primary bedroom with a walk-in closet and a private 3-piece ensuite. A spacious 4-piece bathroom serves the additional bedrooms. The stairwell is enhanced by soaring ceilings and an abundance of natural light, creating an airy and welcoming atmosphere. The unfinished basement includes laundry and offers excellent potential for future development. Step outside to a private, fenced backyard with a large deck, ideal for relaxing or hosting gatherings. This home is ideally situated close to schools, shopping, and the natural beauty of Fish Creek Park. Don't miss this incredible opportunity, schedule your private showing today!