



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

73 Everwoods Road SW
Calgary, Alberta

MLS # A2264395



\$685,000

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,196 sq.ft.	Age:	2005 (20 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, Granite Counters, High Ceilings, No Animal Home, Open Floorplan, Pantry, Soaking Tub, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

OPEN HOUSE, Saturday November 22nd, 2:00 - 4:00 pm. Welcome to this wonderful home in the popular community of Evergreen! You'll love the charm and functionality this home has to offer. The main floor features a separate dining room, a spacious kitchen with freshly painted cabinets, and a great layout that's perfect for everyday living. The bright and inviting living room is filled with natural light and centered around a cozy fireplace, perfect for relaxing or entertaining. Upstairs, you'll find three comfortable bedrooms plus a bonus room that can easily be used as a playroom, office, or TV area. The primary bedroom includes a large walk-in closet and a functional ensuite for added convenience. An attached double garage adds even more value to this lovely home. The location is a real highlight, just steps from schools, shopping, transit, Fish Creek Park, and Costco, with quick access to Stoney Trail. Don't miss out on this fantastic opportunity, book your showing today!