



GRASSROOTS
REALTY GROUP

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84 Evermeadow Manor SW
Calgary, Alberta

MLS # A2264507



\$615,000

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,600 sq.ft.	Age:	2004 (21 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Front Yard, Level, Many Trees		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, No Smoking Home, Storage, Walk-In Closet(s)		

Inclusions: N/A

Where Modern Comfort Meets Everyday Convenience. Discover this beautifully maintained, air-conditioned home tucked away on a quiet, tree-lined street offering the perfect balance of tranquility and accessibility. From the moment you step inside, you're greeted by a bright, open-concept living space filled with natural light and designed for effortless everyday living. At the front of the home, a thoughtfully positioned office creates an ideal work-from-home setup, offering both privacy and productivity. The spacious living room seamlessly connects to a chef-inspired kitchen, complete with generous counter space, sleek appliances, and plenty of room for meal prep and entertaining. Just off the kitchen, a cozy dining area opens directly onto the sunny backyard deck perfect for al fresco dining, morning coffee, or evening relaxation in your beautifully landscaped yard. A convenient main-floor powder room adds practicality for guests and daily use. Upstairs, you'll find three bright and spacious bedrooms, including a serene primary retreat with a luxurious ensuite featuring a deep soaker tub your personal haven after a long day. Each room offers space, privacy, and comfort for the whole family. The unfinished basement offers a blank canvas ready for your vision. Whether it's a home gym, media room, or additional living space, the possibilities are endless. Outside, an oversized (22' x 22') double detached garage provides ample room for vehicles, storage, or hobby space, ideal for growing families or active lifestyles. The home has also been well maintained with a brand new roof. Located minutes from Fish Creek Park, top-rated schools, and all major shopping amenities, this home is perfect for families, professionals, and first-time buyers alike. Every detail has been thoughtfully considered to support a modern lifestyle in a peaceful, family-friendly community. This is

more than just a house—it's the start of your next chapter. Welcome home.