

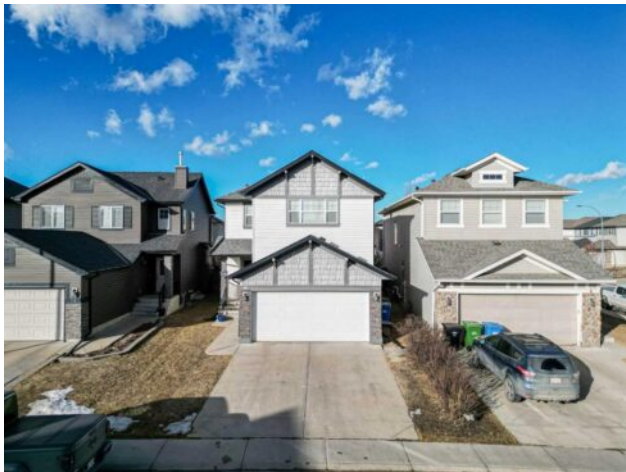


GRASSROOTS
REALTY GROUP

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10 Everglen Crescent SW
Calgary, Alberta

MLS # A2284805



\$678,000

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,871 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Landscaped, Street Lighting		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Granite Counters, High Ceilings, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub		
Inclusions:	fire pit		

PRICE TO SELL!!!!!! Open House Sat&Sun March 28&29 from 2 to 4. Step into The Fillmore, a beautifully designed Shane Homes property perfectly suited for a growing family, located in the highly sought-after community of Evergreen. A spacious front entry welcomes you into a bright, open-concept living space that seamlessly connects the living room and kitchen—ideal for both everyday living and entertaining. The chef-inspired kitchen features granite countertops, a raised breakfast bar, stainless steel appliances, and a large walk-through pantry that conveniently connects to the laundry room and garage entrance. Upstairs, the generous primary retreat offers a walk-in closet and a 4-piece ensuite with a relaxing corner soaker tub. Two additional bedrooms, a built-in desk area, and a spacious family room complete the well-designed upper level. Enjoy outdoor living on the impressive 430 sq. ft. deck, perfect for hosting gatherings or relaxing evenings around the fire pit with family and friends. Ideally located just steps from schools and transit, this home truly combines comfort, convenience, and style. Notable upgrades and features include: • New roof (2021) with upgraded Maxi Vent for enhanced energy efficiency and moisture control • Front siding replaced in 2021 • Luxury vinyl plank flooring on the main level with custom floor vent (2026) • New carpet throughout the second floor • Fresh paint throughout the entire home • Modern Sputnik chandelier and updated light fixtures with vintage Edison bulbs and LED lighting • Samsung stove with Air Fry feature (2024) • LG 36" 28 cu. ft. smudge-resistant stainless steel 4-door refrigerator with Craft Ice® and water dispenser (2025), including a 5-year extended warranty • Recently replaced furnace heat exchanger by Carrier Expert HVAC

Solutions Ltd., offering added peace of mind and long-term efficiency This home must be seen to be fully appreciated.