



**119 Evermeadow Avenue SW
Calgary, Alberta**

MLS # A2288768



\$549,900

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,345 sq.ft.	Age:	2005 (21 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating: Forced Air, Natural Gas

Floors: Hardwood, Laminate

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: No Animal Home, No Smoking Home

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-G

Utilities: -

Inclusions: None

Well-maintained single detached home in the sought-after Evergreen community. The main floor features a bright, spacious living room that flows into a functional kitchen with black appliances, a generous dining area overlooking the backyard and double detached garage, and a convenient half bath. The sunny backyard has a great-sized deck for outdoor entertainment and space for gardening. Upper floor has two sizeable bedrooms, a full bath and a Master Bedroom with 3-piece ensuite bath and a generously sized closet. Hardwood and laminate flooring run throughout the home. Basement has a laundry area and offers additional flex space for storage or future development. A newer hot water tank has been installed as well. Located directly across from Catholic School of Our Lady of Evergreen, with bus stops just around the corner and two additional schools only minutes away. Close to playgrounds, recreational center and Fish Creek Provincial Park with quick access to Stoney Trail for easy commuting to shopping, Costco, and all areas of the city.