



**69 Everglen Way SW
Calgary, Alberta**

MLS # A2290865



\$549,900

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,586 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Parking Pad, Rear Drive		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: none

Welcome to this beautiful, detached home in Evergreen, offering fantastic curb appeal, a functional floorplan, and a fully finished basement—perfect for growing families. From the moment you arrive, the home impresses with its wide stamped concrete pathway and charming exterior. Major updates provide peace of mind, including newer siding (2023), newer roof (2022), and a new hot water tank (2023). Step inside to a bright and inviting main level featuring large windows that fill the home with natural light. The layout includes a spacious family/living room, a welcoming dining area, and a dedicated main floor office ideal for remote work or study. The kitchen offers ample cabinetry, stone island, glass tile backsplash, a corner pantry, and direct access to the sunny south-facing backyard. The upper level features three well-sized bedrooms and two full bathrooms. The primary bedroom includes a walk in closet and a private 4 piece ensuite, while the two additional bedrooms share a thoughtfully designed Jack & Jill style bathroom—perfect for siblings. The fully finished basement provides even more versatile living space, highlighted by a cozy stone corner fireplace, a large recreation room, an additional bedroom, and a full bathroom—ideal for guests or extended family. Step outside to enjoy the south-facing backyard, complete with a stamped concrete patio and a deck, perfect for hosting summer gatherings and enjoying long sunny evenings. Located in the sought after community of Evergreen, this home offers quick access to Fish Creek Park, top-rated schools, shopping, playgrounds, and major routes including Stoney Trail and Macleod Trail. A wonderful opportunity to own a spacious, updated home in a family-friendly neighborhood.