



**522 Evermeadow Road SW
Calgary, Alberta**

MLS # A2292533



\$574,900

Division:	Evergreen		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,446 sq.ft.	Age:	2005 (21 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Vaulted Ceiling(s)		

Inclusions: N/A

Welcome to this well-maintained 4-level split offering just over 1,400 sq. ft. in a well established community, close to schools, transit and amenities. Featuring 3 bedrooms and 3 full bathrooms, this home provides plenty of room for families or those looking for flexible living space. The main floor showcases original hardwood flooring, vaulted ceilings and an open floor plan adding warmth and character to the home. Large windows and a walkout lower level allow natural light to fill the living and dining areas, creating a bright and welcoming atmosphere. The functional layout flows easily between levels, giving everyone their own space to relax or entertain. This home has seen several important updates, including a new roof (2022), new hot water tank(2026), and a newly built detached double garage(2021). The multi-level design provides versatile living areas ideal for a growing family, home office, or recreation space. Outside, the property offers a deck and a yard with plenty of potential for outdoor enjoyment. A fantastic opportunity to own a well-cared-for home with key upgrades already completed. Don't miss your chance to make this home your own.