



**76 Everridge Way SW
Calgary, Alberta**

MLS # A2293422



\$579,999

Division:	Evergreen		
Type:	Residential/House		
Style:	Bi-Level		
Size:	909 sq.ft.	Age:	2003 (23 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, RV Access/Parking		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, Pie Shaped Lot, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Storage		

Inclusions: Tv Mounts, Fridge in garage.

****OPEN HOUSE SUNDAY 1-3PM**** Experience elevated living in this extensively upgraded bi-level, spanning over 1,800 sqft DEVELOPED living space where thoughtful design and quality craftsmanship come together to create a truly MOVE-IN ready home. You are welcomed by stunning CUSTOM WOODWORK in the front foyer, setting the tone for the stylish finishes found throughout. The beautifully renovated kitchen is both functional and sophisticated, featuring brand NEW APPLIANCES, QUARTZ countertops, a modern TILE backsplash, new HARDWARE and charming SHIPLAP detailing around the island that adds texture and character to the space. NEW FLOORING, fresh PAINT, and UPDATED FIXTURES throughout the home create a bright, cohesive and fresh feel. Both bathrooms have been tastefully upgraded with QUARTZ countertops, SHIPLAP detailing, TILE, and fixtures continuing the home's refined aesthetic. The fully developed WALKOUT basement offers HIGHER CEILINGS and expansive SUNSHINE WINDOWS, allowing natural light to pour into the lower level while enhancing the sense of space and comfort. Enjoy seamless indoor-outdoor living with a DECK just off the kitchen, perfect for entertaining as well as a private PATIO below. Situated on an IMPRESSIVE PIE lot with ample space for RV STORAGE, the property also features a DOUBLE DETACHED GARAGE that is DRYWALLED and INSULATED with additional space to park on the driveway. Significant mechanical updates, including a NEW FURNACE and HOT WATER TANK, provide added confidence in the home's long-term value. Ideally located within WALKING distance to Marshall Springs School and just moments from nearby shops and everyday amenities. This exceptional property offers a rare combination of style, function and

convenience.