



**273 Everridge Way SW**  
**Calgary, Alberta**

**MLS # A2294179**



**\$639,800**

<b>Division:</b>	Evergreen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,672 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, See Remarks		

**Inclusions:** None

**Corner Lot Gem | Move-In Ready | Heated Garage | Bonus Room**

Beautifully maintained corner lot home offering the perfect blend of comfort, style, and everyday functionality. Freshly painted and featuring brand-new carpets, this move-in-ready gem delivers 3 spacious bedrooms, 2.5 bathrooms, a large bonus room, and a double attached heated garage, perfect for modern family living (and Calgary winters). Step into a bright, open-concept main floor highlighted by rich hardwood flooring, a cozy gas fireplace, and an elegant kitchen designed to impress. Complete with granite countertops, stainless steel appliances, a central island, and convenient roll-out shelving, this space flows effortlessly into a sun-filled dining area, ideal for both daily living and entertaining. Upstairs, the generous bonus room offers the perfect setting for movie nights or a relaxing retreat. The primary suite is a true sanctuary, featuring a full ensuite and a walk-in closet with custom built-ins. Two additional bedrooms, a stylish 4-piece bath, and upstairs laundry with built-in cabinetry add convenience to everyday life. Thoughtfully upgraded throughout, this home includes granite counters in all bathrooms, a water softener, and a central vacuum system, details that elevate comfort and value. Outside, enjoy a beautifully landscaped backyard on a premium corner lot, complete with mature trees and a spacious two-tier deck with a gas line, ready for unforgettable summer BBQs and gatherings. Ideally located within walking distance to three schools, close to parks and scenic pathways, and just minutes from Fish Creek Park. Commuting is effortless with quick access to Stoney Trail and only a 6-minute drive to Costco. Book your private showing, homes like this don't stay on the market for long! OPEN HOUSE on Sunday

from 1 pm to 3 pm!