



**14 Everridge Common SW  
Calgary, Alberta**

**MLS # A2296619**



**\$535,000**

<b>Division:</b>	Evergreen		
<b>Type:</b>	Residential/Triplex		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,433 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Corner Lot, Lawn, Low Maintenance Landscaping		

<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>	\$ 512
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-2M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters		

**Inclusions:** 2 TV Wall Mounts, Garage Attached Shelving

Welcome home to this 4-level split end unit townhome offering a unique & functional layout with great views! This bright & open home features a main living area with soaring 12.5-foot ceilings, large windows that flood the space with natural light & a gas fireplace with a floor-to-ceiling stone facade. The island kitchen is finished with white quartz countertops & white cabinetry & opens to a generous dining area overlooking green space & a playground. This home features a desirable dual primary bedroom layout, with both bedrooms offering full ensuites, walk-in closets, & cozy seating nooks. The main primary retreat also enjoys views of the pond. The fully finished fourth level provides a versatile space ideal for a family room or home theatre, along with plenty of additional storage. Exotic Merbau hardwood flooring runs throughout the home, adding warmth & character. Enjoy the low-maintenance outdoor space with composite decking & a fully fenced yard. Complete with a double attached garage. Ideally located with easy access to Stoney Trail & Macleod Trail, & close to shopping, schools, playgrounds, coffee shops, & everyday amenities. Just minutes from Fish Creek Park. You'll love living here!