



**57 Everridge Way SW
Calgary, Alberta**

MLS # A2296795



\$579,000

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,321 sq.ft.	Age:	2003 (23 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Oversized		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Kitchen Island, Pantry		

Inclusions: 2 Barstools, Backyard String Lights, Rain Barrel

Wow!! Mr. and Mrs. Clean live here!! Welcome to this splendid two-story, three bedroom, 2.5 bath home on quiet street! This well-loved and maintained home is pristine and turn-key ready! Main floor boasts generous entry, cozy living room and functional kitchen with island, pantry and large eating space! Convenient 2pc bathroom has full vanity and custom paint application! Newer carpet and quality lino grace the main floor, the living room features a tiled corner gas fireplace and east facing windows that bathe the room daily with sunshine! The kitchen offers dark oak cabinetry, custom backsplash, new faucet, and stainless steel appliances including a newer gas range and dishwasher, both high-end. The island offers comfortable stool seating for casual meals or visiting while dinner is prepared. Large eating area includes an alcove suitable for a sideboard or cabinet, and provides access to west backyard and newer large platform deck! More windows provide even more sunshine through the day! Other upgrades include arches, wood-finished ledges, tiles to the ceiling in bathing areas and wide staircase to the upper level! The primary bedroom is king-sized and provides private access to the fantastic ensuite with window, full vanity (including drawers) and over-sized shower! The two secondary bedrooms are of generous size and share a four-piece bathroom and full vanity. The undeveloped basement is currently utilized for a work-out space & storage but offers rough-in for a future third bathroom! When imagining this future space, be reminded that the door envelope at the bottom of the staircase can be removed and is only there for fire code reasons (door between upstairs and furnace). The nicely fenced WEST facing backyard is clean and tidy with lots of room for gardening, a fire pit and recently pruned pear tree! Best of all, welcome to your excellent OVER-SIZED double garage

with built-in shelving for storage! NEW ROOF (2022) INCLUDING GARAGE! Located only a block from Marshall Springs school, a 3 minute drive to Evergreen school, Stoney Trail and all amenities! A short walk or drive to FISHCREEK PARK! This home is perfect for first-time buyers, couples and young families!!