



**82 Everglen Crescent SW**  
**Calgary, Alberta**

**MLS # A2296957**



**\$749,000**

<b>Division:</b>	Evergreen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,164 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Oversized		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Low Maintenance Landscape		

<b>Heating:</b>	Forced Air, Natural Gas	<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>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, High Ceilings, No Animal Home, No Smoking Home		

**Inclusions:** N/A

Beautiful 2 Storey with Bonus Room and fully developed basement. Gorgeous kitchen has granite countertops with raised breakfast bar, loads of stained maple cabinets, a corner pantry with upgraded wire shelving, sleek tile backsplash and black appliances. Upgraded Tiger hardwood flooring throughout the main floor. Complimenting the flooring and cabinets are Hunter Douglas wood blinds on the main floor and upstairs. The sunroom overlooks the big fenced back yard with huge composite deck to watch the sun go down. Upstairs is a fantastic bonus room flooded in light, built-in wall unit and TV space. The Master retreat has a large walk-in closet and the ensuite boasts a separate shower with custom tiling to the ceiling and soaker tub. Two more generous sized bedrooms with an upstairs laundry room and a place to watch your children work on the computer. The basement has extra soundproofing, 2 more bedrooms and a walk-in shower bathroom, family room and flex/hobby room. Original Owner is selling this beautiful home in a whisper quiet location.