



**84 Evermeadow Manor SW  
Calgary, Alberta**

**MLS # A2300031**



**\$615,000**

<b>Division:</b>	Evergreen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,600 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 Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Level, Many Trees		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Laminate Counters, No Smoking Home, Storage, Walk-In Closet(s)		

**Inclusions:** n/a

Where Modern Comfort Meets Everyday Convenience. Discover this beautifully maintained, air-conditioned home tucked away on a quiet, tree-lined street offering the perfect balance of tranquility and accessibility. From the moment you step inside, you're greeted by a bright, open-concept living space filled with natural light and designed for effortless everyday living. At the front of the home, a thoughtfully positioned office creates an ideal work-from-home setup, offering both privacy and productivity. The spacious living room seamlessly connects to a chef-inspired kitchen, complete with generous counter space, sleek appliances, and plenty of room for meal prep and entertaining. Just off the kitchen, a cozy dining area opens directly onto the sunny backyard deck perfect for al fresco dining, morning coffee, or evening relaxation in your beautifully landscaped yard. A convenient main-floor powder room adds practicality for guests and daily use. Upstairs, you'll find three bright and spacious bedrooms, including a serene primary retreat with a luxurious ensuite featuring a deep soaker tub your personal haven after a long day. Each room offers space, privacy, and comfort for the whole family. The unfinished basement offers a blank canvas ready for your vision. Whether it's a home gym, media room, or additional living space, the possibilities are endless. Outside, an oversized (22' x 22') double detached garage provides ample room for vehicles, storage, or hobby space, ideal for growing families or active lifestyles. The home has also been well maintained with a brand new roof. Located minutes from Fish Creek Park, top-rated schools, and all major shopping amenities, this home is perfect for families, professionals, and first-time buyers alike. Every detail has been thoughtfully considered to support a modern lifestyle in a peaceful, family-friendly community. This is

more than just a house&mdash;it's the start of your next chapter. Welcome home.