



**586 Evermeadow Road SW
Calgary, Alberta**

MLS # A2300518



\$524,900

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|------------------|--|---------------|-------------------|
| Division: | Evergreen | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,208 sq.ft. | Age: | 2005 (21 yrs old) |
| Beds: | 3 | Baths: | 1 full / 1 half |
| Garage: | Off Street, Parking Pad, RV Access/Parking | | |
| Lot Size: | 0.07 Acre | | |
| Lot Feat: | Back Lane, Front Yard | | |

| | | | |
|--------------------|--|-------------------|-----|
| Heating: | Forced Air | Water: | - |
| Floors: | Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | No Smoking Home, Pantry, Walk-In Closet(s) | | |

Inclusions: Kitchen Island, Shed, Garden Boxes

Calling all families, first time buyers, or anyone looking for an amazing home in Evergreen! Welcome to the sweetheart of the community, 586 Evermeadow Road SW where dreams of owning a home can become reality. As you enter the space you are welcomed by a cozy living space that is made for relaxation with its large picture window, standout fireplace along with the TV nook big enough to fit most modern flat screens. The living room offers a great area for quiet movie nights in, or dinner parties with friends and family! As you make your way to the back of the home, you are greeted with a designated dining space and the newly (2022) renovated kitchen. The perfect balance of classic and new! This kitchen offers all updated appliances, QUARTZ countertops, a large pantry, ample cupboard space and the stand-alone island INCLUDED! Hate doing dishes? Make it a little more enjoyable by looking out the window to your back yard! As you head upstairs you will appreciate the soft and well-maintained carpet under your feet and find the primary bedroom to your left. This room boasts a thoughtful walk in closet and large window. The second and third bedrooms are perfect for the little ones or any guests who may be visiting! Peek into the 4pc main bathroom and its large shower/tub with the walk-in closet that houses your UPSTAIRS LAUNDRY and storage room! No need to drag baskets up and down the stairs, it's right there! When you find yourself in the unfinished basement, let your imagination fly with the potential of a brand-new development. With the 3pc bathroom rough in, it's hard not to imagine all the things you can do down there! Hard to think the inside can get much better than this… but wait! You also have a NEST thermostat controlling the temperature of the home saving you \$\$\$ on monthly bills! As the summer days fast approaches,

so are deck / patio nights. The outdoor space for this listing is something to see with its amazing deck, hand made garden boxes, concrete parking pad and oodles of room for any kind of summer game, this is the time to get into your new home in Evergreen. The community features an abundance of schools, shopping malls, restaurants, walking paths, new developments coming AND it's only 3 MINS from Stoney Trail & 9 MINS to Macleod Trail. How does this sound for your next home? Book a showing Today!