



**13 Everwillow Boulevard SW
Calgary, Alberta**

MLS # A2133539



\$699,999

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,676 sq.ft.	Age:	2002 (22 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Low Maintenance Landscape, Rectangula		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Pantry, Walk-In Closet(s)		

Inclusions: None

****Beautiful, North Facing, 4 Br/3.5 Bath, fully finished home on a Corner lot in an Ideal Location****

Welcome to your dream home! This beautiful detached home offers the perfect blend of comfort, privacy, and style. Situated on a generous lot in a desirable neighborhood, this home is a true gem. Key features include: Private Yard: Enjoy your own outdoor oasis with a spacious yard perfect for gardening, entertaining, or relaxing (ideal South Backyard).

Ample Living Space: With 4 bedrooms and 3.5 bathrooms, there's plenty of room for your family to grow and thrive.

Modern Amenities: The home boasts a modern kitchen with stainless steel appliances, a cozy living room with a fireplace, and a large primary suite with an en-suite bathroom.

Prime Location: The Home is located conveniently close to all amenities, Bus Stops, Schools, Playgrounds, Fish creek Park, Shopping/Dining Cardel Center, Shawnessy C-Train Station, access to the new Ring Road (Stoney Trail), etc.

Recent Upgrades: Roof was replaced in 2022, Brand new kitchen appliances (Range and Fridge - 2023), Culligan Water Softener and water filter added 2023, Radon mitigation device installed 2023, Brand new window coverings/Blinds (2024). Don't

miss out on this rare opportunity to own a detached home that combines elegance, functionality, and a prime location. Schedule your private showing today and take the first step towards making this house your forever home!