



**136 Everridge Gardens SW
Calgary, Alberta**

MLS # A2139234



\$499,900

Division:	Evergreen		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,171 sq.ft.	Age:	2006 (18 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.00 Acre		
Lot Feat:	Backs on to Park/Green Space, Corner Lot, Cul-De-Sac, Lawn, Many Trees		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 329
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	M-1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: All curtains and rods, custom made drapes on the main floor, all updated light fixtures

NEWLY UPDATED/3 BEDROOMS / END UNIT / BACKING ONTO A TREED GREEN SPACE / ATTACHED GARAGE / OPEN CONCEPT LIVING / 9 FT CEILINGS / UPPER LEVEL LAUNDRY / EXPANSIVE DECK / MATURE TREES / WALK TO SCHOOLS / OUTSTANDING LOCATION/MOVE-IN-READY! Park your vehicle safely out of the elements in the single attached garage with extra parking on the driveway. Updated flooring, a natural colour pallet and an abundance of natural lights greet you upon entry. The open concept great room was expertly designed to take full advantage of the green space views out of the numerous windows. Flowing seamlessly together the kitchen - with a great peninsula breakfast bar island and loads of cabinets, new and newer stove, fridge, washer and dryer. Inviting living room and large dining room are perfectly arranged for families to gather together as well as for entertaining guests. A handy powder room completes this level. Laundry is conveniently located on the upper level. The master bedroom is a calming sanctuary complete with a large walk-in closet and a private 4-piece ensuite. Both additional bedrooms are spacious and bright and share the 4-piece main bathroom. The expansive deck nestled amongst mature trees invites casual barbeques and time spent relaxing absorbing those tranquil green space views. Outdoor enthusiasts will love this prime location with an infinite amount of walking paths that wind around the ponds, parks and playgrounds and then on to Fish Creek Park. Within walking distance are several schools and this family-friendly neighbourhood enjoys easy access to shops, restaurants and services as well as McLeod and Stoney Trails.