



**288 Everglen Way SW
Calgary, Alberta**

MLS # A2139851



\$709,980

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|------------------|------------------------|---------------|-------------------|
| Division: | Evergreen | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,690 sq.ft. | Age: | 2006 (18 yrs old) |
| Beds: | 4 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.08 Acre | | |
| Lot Feat: | Back Yard, Landscaped | | |

| | | | |
|--------------------|--------------------------------|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | R-1N |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | See Remarks | | |

Inclusions: N/A

Welcome to Evergreen! This cozy 2-storey homes boasts 4 bedrooms and 2 and half bathrooms sitting at 1689 sqft. The main level features an open concept kitchen, living and dining space. Kitchen has stainless steel appliances and quartz countertops. There is a gas fireplace in the living room and reclaimed white oak hardwood throughout the main level. Completing the main is 2 pc powder room and access to the backyard! The upper level features bonus room, 4pc main bathroom, primary bedroom with 4pc ensuite and 2 more bedrooms making it the perfect home for a family! The fully finished basement features large rec room perfect for entertaining, the laundry room, and the 4th bedroom! Outside is fully landscaped with fence, great back deck and double attached garage! This home is ready to welcome its new owner! Close to a park and playground and so much more!