



**49 Everglen Crescent SW  
Calgary, Alberta**

**MLS # A2141219**



**\$689,900**

<b>Division:</b>	Evergreen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,770 sq.ft.	<b>Age:</b>	2006 (18 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-1N
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

**Inclusions:** N/A

Beautifully maintained 1769 sq ft, 2 story, 3 bdrm, 2 &frac12; bath home situated on a quiet crescent with a sunny south yard. Very open floor plan with 9 &lsquo;ceilings, brand new luxury vinyl plank flooring & fresh paint throughout. Spacious foyer with walk-in closet & walk through pantry to a well laid out kitchen with stainless appliance package & peninsula with raised breakfast bar. Bright sunny dining area open to a spacious great room with cozy gas fireplace & French door access to a huge private deck. The main floor also includes a separate laundry room with shelving & a conveniently located powder room. Upstairs features 3 large bedrooms including a king size master with large walk-in closet & spa like ensuite with separate shower & large soaker tub. The bonus room easily accommodates private family gatherings & is adjacent to a 4-pc bath. The lower level has good ceiling height for future development, two sunny egress windows & rough in plumbing. Close to schools, parks & walking trails with easy access to the new ring road system & close to shopping. This is a fabulous family orientated community & the house is vacant & ready for quick possession.