



**118 Everglen Crescent SW
Calgary, Alberta**

MLS # A2142452



\$769,000

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,362 sq.ft.	Age:	2007 (17 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Suite	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, Granite Counters, Open Floorplan, Pantry, Vaulted Ceiling(s), Wet Bar		

Inclusions: None

Currently one of the only homes in Evergreen with an illegal SUITE for your guests or teenagers! With a total of 5 bedrooms, and over 3,200 sqft of total living space - this property really has it all. Hardwood floors throughout most of the main level and a warm color palette. The kitchen, dining and living rooms are open, creating a great space for entertaining. Granite counters with a breakfast bar and corner pantry, open dining area and cozy living room with a gas fireplace. A den (would also make a great office or playroom) and 2 piece powder room complete the main level. Upstairs you will find 3 good sized bedrooms, including the primary with 5 piece ensuite! The other 2 bedrooms share a jack & jill bath and the laundry room with a sink is conveniently located on this level as well! We can't forget the spacious bonus room with a wet bar and vaulted ceilings for yet another great entertaining space - also ideal for family movie night! The basement is fully finished with two more bedrooms and another 4 piece bathroom and the illegal suite!! The West facing backyard is fully fenced with a large deck, very private and there are no neighbors behind! This home is steps from schools, parks, shopping, public transit, minutes to Fish Creek Park and has fantastic access to Stoney Trail and Fish Creek Blvd. Come check this one out today!