



**105 Everridge Drive SW
Calgary, Alberta**

MLS # A2142857



\$780,000

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,118 sq.ft.	Age:	2003 (21 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Insulated		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, Landscaped, Street Lighting, Treed		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Breakfast Bar, Built-in Features, Double Vanity, No Smoking Home, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s), Wired for Sound

Inclusions: TV in great room 55 inch LG, TV in bonus room 65 inch LG

This timeless, former show home has been thoughtfully updated to capture the attention of the most discerning buyer. It has been lovingly cared for to maintain the attributes of a quality built Sterling home. Immaculate and beautiful site finished hardwood (refinished in 2020), stunning tile, large windows (offering an abundance of natural light) and an exceptional, inviting layout are now enhanced by the stunning kitchen renovation complete with contemporary 2 tone cabinetry, a gorgeous waterfall quartz island, and updated appliances (2023). Quality updated blinds (2022), updated carpet(2022) and LED lighting (2022) plus central A/C (2023) are unexpected upgrades for this budget, but you can have peace of mind knowing the furnace(2020), H2O tank (2020) and shingles (2018) have also been replaced. The open concept main floor offers a main floor laundry, great room and large kitchen with a dining area that exits to your large deck for fun outdoor entertaining. The upper level has an exceptional, balanced floorplan with generous bedrooms, a large bonus room and 4 pc bath. The primary bedroom is complimented by a 5 pc ensuite with separate shower, a jetted soaker tub and a walk-in closet. A full appliance package, including washer and dryer are included as well as 2 TV's, to help consolidate your budget. The basement is unspoiled and offers 2 windows and a bathroom rough in. It just awaits your creative, modern design ideas! The garage is fully finished. Nature lovers will love this location just steps to Fish Creek Provincial Park. There is easy access in and out of the community and now that most traffic is diverted, to Stoney Trail, this is an incredibly convenient location. You are close to many amenities within the community and in Buffalo Run including Costco. This property must make your shopping list. Don't hesitate. This home has great

impression and value. Call your favorite agent and book your private viewing NOW.