



**388 Evermeadow Road SW
Calgary, Alberta**

MLS # A2149685



\$719,900

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,561 sq.ft.	Age:	2005 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Faces Front		
Lot Size:	0.08 Acre		
Lot Feat:	Backs on to Park/Green Space, Few Trees, Lawn, Gentle Sloping, Greenbelt,		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame, Wood Siding	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home, Pantry, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

>Open House: Saturday July 27 2:00-4:30< Welcome to your new "Forever Home"! This pristine 3-bedroom, 2-story home boasts 1,560 square feet of elegant living space and a partially finished walkout basement, providing ample room for both relaxation and entertainment. As you enter, you'll be greeted by a bright and airy foyer that leads to a generous open living room. Here, you'll find a striking mantled gas fireplace and expansive windows that frame the serene greenspace behind the home, allowing for an abundance of natural light. The functional kitchen is a chef's delight, featuring ample cabinetry and a convenient pantry. Adjacent to the kitchen is a dining area with sliding doors that open onto your private deck, perfect for al fresco dining and entertaining. The main floor also includes a practical 2-piece washroom/laundry area and a mudroom that connects to the double garage, which features a stunning epoxy floor finish. The partially finished walkout basement is a versatile space that floods with natural light, offering endless possibilities for customization. Upstairs, you'll find three spacious bedrooms adorned with fresh paint throughout. The primary suite is a true retreat, complete with a 4-piece ensuite, a roomy walk-in closet, and additional views of the lush greenspace. A second 4-piece bathroom serves the additional bedrooms, ensuring ample space and comfort for all. The well-maintained backyard features a large brick patio, perfect for outdoor gatherings, and easy access to Evergreen's walking paths, a nearby pond, and is just a short walk from schools and shopping. This lovingly maintained home is move-in ready, with recent updates including cleaned ducts, a new 50-gallon water heater, and a serviced furnace. Call a Realtor today so you don't miss the opportunity to make this beautiful house your home!