



**GRASSROOTS**  
REALTY GROUP

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**84 Evermeadow Manor SW**  
**Calgary, Alberta**

**MLS # A2152558**



**\$595,000**

<b>Division:</b>	Evergreen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,584 sq.ft.	<b>Age:</b>	2004 (20 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Private, Rectangular Lot, Treed		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-1N
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Laminate Counters, No Smoking Home, Storage, Walk-In Closet(s)		

**Inclusions:** N/A

**\*\*Visit the media button for a full video tour and 3D walk through\*\*** Welcome to your new home nestled on a serene, quiet street, offering the perfect blend of comfort and modern living. As you step inside your Air Conditioned home, you're greeted by a bright and airy atmosphere that seamlessly connects the living room and kitchen. A perfectly situated office at the front of the house can be a great 'work from home' space. The large windows flood the space with natural light, creating a warm and inviting ambiance throughout. The kitchen is a chef's dream, boasting ample counter space for meal preparation and entertaining. Adjacent to the kitchen is a cozy dining area that flows effortlessly onto the outdoor deck, ideal for al fresco dining or simply enjoying the fresh air in the beautifully landscaped yard. Conveniently located on the main floor is a powder room, ensuring practicality and ease for guests and everyday use. Upstairs, you'll find three spacious and luminous bedrooms, each offering comfort and privacy for the entire family. The highlight is the primary bedroom featuring an ensuite bathroom complete with a large soaker tub, perfect for relaxing after a long day. The basement presents an exciting opportunity with its unfinished space, allowing you to personalize and create additional living areas according to your preferences and needs. Outside, an OVERSIZE (22 X 22) double detached garage provides ample parking and storage space, catering perfectly to the practicalities of family life. This home is ideally situated for families and first-time buyers, offering proximity to Fish Creek Park for outdoor adventures, as well as being close to schools and shopping amenities for added convenience. Welcome to a place where comfort meets functionality, where every detail has been thoughtfully designed to enhance your lifestyle. This home is ready to embrace

new memories and experiences with you.