



GRASSROOTS
REALTY GROUP

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**66 Everstone Boulevard SW
Calgary, Alberta**

MLS # A2195055



\$559,000

Division:	Evergreen		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,070 sq.ft.	Age:	2001 (24 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Front Drive, Garage Door Opener, Insulated, Owned, Single Garag		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Few Trees, Level		

Heating: Fireplace(s), Forced Air, Natural Gas

Floors: Carpet, Ceramic Tile, Hardwood

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Stone, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Bar, Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting

Water: -

Sewer: -

Condo Fee: \$ 347

LLD: -

Zoning: DC

Utilities: -

Inclusions: Stereo System and speakers in Living room / TV and Mount in the lower floor.

A beautiful three bedroom bungalow villa with developed living area of over 2100 Sq Ft, in a family oriented community of Evergreen. No age restrictions. The bungalow has many upgrades. Original owners. As you enter through the main Front Door you enter into this Bungalow. Not a single other step to climb. You pass the Den/Flex Room/Bed Room and you walk into an elegant stunning open kitchen area with soaring ceilings accented by high quality Granite Counter Tops with a beautiful center Island and Stainless Steel appliances. Italian tile floors throughout the living room centering on a cozy fireplace and onto a spacious dining and living room area. The soaring cathedral ceiling expand all the way to the living room. This home is equipped with multiple washer dryer rooms. One on the Main floor and the other on the lower floor which has been fully professionally designed and developed. You must see it to appreciate the developed basement. The luxury rec room, with a large bedroom plus the dream of a walk-in closet, fantastic wet-bar and a luxury washroom plus a dedicated washer/Dryer room completes the lower level. That's not it. there is a separate storage room and for Energy Saving a Heat Recovery Ventilator has been installed as well. As for pets, Cats and Dogs are allowed but, Board approval must be obtained. This home won't last. Call your favorite Realtor to view.