



**50 Everwoods Link SW  
Calgary, Alberta**

**MLS # A2200743**



**\$689,000**

<b>Division:</b>	Evergreen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,872 sq.ft.	<b>Age:</b>	2009 (16 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Landscaped, Paved, Rectangular Lot		

**Heating:** Fireplace Insert, Forced Air

**Floors:** Ceramic Tile, Laminate

**Roof:** Asphalt Shingle

**Basement:** Full, Unfinished

**Exterior:** Concrete, Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Bathroom Rough-in, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-G

**Utilities:** -

**Inclusions:** shed

A Great Location, This gorgeous 2 story home in Evergreen is waiting for you. The main floor offers a open floor plan with 9 Foot ceilings, large open kitchen, corner pantry, ceramic flooring, granite counter tops, large eating area. The open concept extends in to the living room allowing you to enjoy the cozy fireplace. The laundry services are on the main floor. The backyard is east facing and has a large deck. Upstairs the home showcases a spacious bonus room. New beautiful laminated flooring upstairs(no carpet in this home). The master features plenty sunrise sun ,a walk-in closet and a 4 piece en-suite bath. The other two bedrooms are a good size. The basement is yet to be finished but contains two large windows for that future building project. The on demand hot water heater is a nice feature. Built in 2009 and is still like new. Nice lanscaped back yard.Come take a look and see for yourself if this is your future home.New roof(2024) and new siding(north&west side).Quiet street,few steps away from park ,school and Fish Creek ....the list is endless!!!