



GRASSROOTS
REALTY GROUP

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94 Everridge Court SW
Calgary, Alberta

MLS # A2209568



\$655,900

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,547 sq.ft.	Age:	2003 (22 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: Shed, Fridge and Sofa Set in Basement, TV Wall Mounts, Telus Security

Welcome to this stunning detached home in the serene SW community of Evergreen, where comfort meets convenience. This gem offers over 1,500 sq. ft. of living space spread across two storeys, featuring 4 bedrooms, 3.5 bathrooms, and a double attached garage. Situated on a coveted end unit lot, you'll enjoy added privacy with just one neighboring home and a walking path on the other side. Step inside to discover hardwood flooring throughout and an open-concept design that seamlessly connects the spacious living room, kitchen, and dining area. Large windows flood the space with natural light, while a cozy fireplace sets the perfect ambiance for family gatherings. The kitchen is a chef's delight, featuring rich wood cabinetry, gleaming granite countertops, stainless steel appliances, a functional island with a breakfast bar, and a separate pantry for added storage. Upstairs, you'll find three generously sized bedrooms, including a primary suite complete with a walk-in closet and a private 4-piece ensuite. The fully finished basement expands your living options with a versatile family/recreation room, a fourth bedroom, and a 3-piece bathroom—perfect for guests or extended family. Outside, your private backyard offers a serene retreat, ideal for summer BBQs or quiet relaxation. The heated shed/workshop is an added bonus. The double detached garage and spacious driveway provide ample parking for multiple vehicles. This home's prime location is the cherry on top—close to schools, parks, shopping, and public transit, making it a perfect choice for families or professionals. Don't miss out on this exceptional property—schedule your private showing today and make this beautiful home yours!

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