



GRASSROOTS
REALTY GROUP

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479 Evermeadow Road SW
Calgary, Alberta

MLS # A2211512



\$535,000

Division:	Evergreen		
Type:	Residential/House		
Style:	Bi-Level		
Size:	976 sq.ft.	Age:	2004 (21 yrs old)
Beds:	4	Baths:	3
Garage:	Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: N/A

OPEN HOUSE Cancelled. - Welcome to your new home in Evergreen! This beautiful bi-level offers 4 bedrooms, 3 FULL bathrooms, and a layout that's both functional and inviting—perfect for families, first-time buyers, or anyone looking for a move-in-ready home in a quiet, established community. With a total of 1,798 sq ft of living space, there's plenty of room for everyone to enjoy. Step inside and be greeted by soaring vaulted ceilings and a bright open-concept floor plan. The spacious living room is filled with natural light, flowing seamlessly into a good-sized dining area—ideal for family dinners or entertaining guests. The kitchen offers updated stainless steel appliances, lots of cabinetry, and generous counter space. The primary bedroom is spacious and complete with its own private ensuite bathroom. The second bedroom on the main level is ideally suited for a kids room or a home office. A full 4-piece bathroom is also located on this level for added convenience. Enjoy the comfort of a fully finished basement, complete with high ceilings and large windows, creating a bright, open atmosphere that doesn't feel like a basement at all. It offers two additional bedrooms, a full bathroom, and a large recreation room with a fireplace—a perfect spot for a media room, home gym, or extra space for the kids. Additional updates include a fresh coat of paint throughout, newer fencing, newer flooring, and a flat ceiling finish for a clean, modern look. Step outside to enjoy the sunshine on your two-tiered deck, perfect for summer BBQs and relaxing in your private backyard. Located on a quiet street in desirable Evergreen, this home is close to schools, parks, shopping, and public transit. Don't miss out on this fantastic opportunity—schedule your private showing today!

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