



GRASSROOTS
REALTY GROUP

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61 Everglen Way SW
Calgary, Alberta

MLS # A2211634



\$579,900

Division:	Evergreen		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,524 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	3
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Low Maintenance Landscape, Rect		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Walk-Out To Grade	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Laminate Counters, No Smoking Home, Open Floorplan, Storage		

Inclusions: none

Welcome to this beautifully maintained home located in the sought-after community of Evergreen. This inviting 4-level split offers a functional and flexible layout with 2 spacious bedrooms upstairs, including a primary suite with a 4-piece ensuite, plus an additional bedroom on the lower level perfect for guests, a home office, or growing families. Enjoy cozy evenings in the lower-level family room, complete with a gas fireplace, and appreciate the fresh, modern feel with new paint throughout. The high-efficiency furnace and central A/C ensure year-round comfort, while the corner pantry and abundant storage space add everyday convenience. Step outside to the full-length rear deck overlooking a sunny south-facing backyard ideal for summer BBQs and entertaining. There's ample room to build a double detached garage while still maintaining plenty of yard space. Situated within walking distance to schools, parks, and public transit and offering quick access to Stoney Trail, this home is ideally located for both families and commuters alike. Don't miss this fantastic opportunity to own in Evergreen. Book your showing today!