



**GRASSROOTS**  
REALTY GROUP

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**16062 Everstone Road SW  
Calgary, Alberta**

**MLS # A2297084**



**\$595,000**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Evergreen  |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | 2 Storey   |               |                   |
| <b>Size:</b>     | 1,569 sq.ft.   | <b>Age:</b>   | 2003 (23 yrs old) |
| <b>Beds:</b>     | 4  | <b>Baths:</b> | 2 full / 2 half   |
| <b>Garage:</b>   | Double Garage Attached   |               |                   |
| <b>Lot Size:</b> | 0.08 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Yard, Fruit Trees/Shrub(s), Landscaped, Low Maintenance Landscape |               |                   |

|                    |  |                   |     |
|--------------------|--|-------------------|-----|
| <b>Heating:</b>    | Forced Air                                     | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Hardwood                               | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full   | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Concrete, Vinyl Siding, Wood Frame             | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Breakfast Bar, No Animal Home, No Smoking Home |                   |     |

**Inclusions:** na

Don't miss out on the opportunity to call this bright and spacious two-story home your home in the vibrant community of Evergreen. This fully developed home boasts a total of 3 bedrooms, a bonus room, 4 bathrooms, and a double attached garage. Step into the open concept main floor, where an abundance of natural light illuminates the kitchen, complete with a raised breakfast bar and a convenient walk-in pantry. Spacious Living room with a corner fireplace. The dining area seamlessly flows into the sunny backyard. The upper level offers an ideal layout with 3 bedrooms, a generous bonus room, and large windows that flood the space with natural light. The spacious master bedroom includes a 4-piece ensuite and a walk-in closet. 2 additional good sized bedrooms & a full bath completes the upper level. Venture down to the fully finished basement, where a cozy family/recreation area awaits, also a half bath with ample storage in the mechanical room. Make this property your OWN TODAY !.