



GRASSROOTS

REALTY GROUP

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105 Everstone Way SW
Calgary, Alberta

MLS # A2302678



\$569,900

Division:	Evergreen		
Type:	Residential/House		
Style:	Bi-Level		
Size:	908 sq.ft.	Age:	2001 (25 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Corner Lot, Irregular Lot		

Heating: Forced Air, Natural Gas, Pellet Stove

Floors: Carpet, Linoleum

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: No Smoking Home

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-G

Utilities: -

Inclusions: Pellet Stove

This well maintained Evergreen bi-level offers the kind of value that is getting harder to find in the Calgary market, with over 1700 sq ft of finished living space, 3 bedrooms, 2 full 4-piece bathrooms, a corner lot setting, and an oversized double detached garage. The main level consists of 2 bedrooms, a 4-piece bathroom, a kitchen with eat-up bar and plenty of counter space, a well-lit eating area, and a living room with gas fireplace. The lower level is comprised of a third bedroom, another 4-piece bathroom, a large family/rec room with pellet stove, and a laundry/storage room. The backyard includes a raised deck with stairs to the yard, and an oversized garage. This home will appeal to buyers who want a location that keeps daily errands and commuting accessible, with schools nearby including Evergreen School and Our Lady of Peace, shopping and services in Shawnessy and Millrise, nearby bus access, and the Somerset-Bridlewood station just south of the community, all while being close to the pathway system and natural setting of Fish Creek Provincial Park.