



**49 Evermeadow Manor SW  
Calgary, Alberta**

**MLS # A2308667**



**\$565,000**

<b>Division:</b>	Evergreen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,317 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Detached, Oversized		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Garden, Landscaped, Pie Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vinyl Windows		

**Inclusions:** Shed in backyard

Welcome to the highly sought-after, family-friendly community of Evergreen! Tucked away on a quiet street where the laughter of kids playing outside is your soundtrack, this location is a dream for active families. You are just a short walk or bike ride away from the beauty and majesty of Fish Creek Provincial Park. Commuting is a breeze with easy access to major roads like Stoney and Macleod Trail, a 3-minute walk to transit, and a short drive to two LRT stations! You’ll also enjoy being surrounded by multiple playgrounds, ponds, grocery stores, restaurants, and all the everyday amenities you need. Sitting on a sprawling, pie-shaped lot that boasts around 35% more land than surrounding properties, this well-maintained detached home features 3 bedrooms, 2 bathrooms, a fully developed basement, over 1,300 sq ft of above-ground living space, and an oversized double detached garage equipped with a high-clearance door. The southwest-facing backyard is a paradise for gardeners and green thumbs. It is currently home to a multi-graft pear tree, an Evans cherry tree, a unique grafted crab apple tree, Saskatoon berries, black and red currants, alongside thriving strawberry and raspberry patches. It also provides a fantastic retreat for kids, and a great setting for outdoor gatherings, BBQs, or simply sipping your morning coffee. As soon as you set foot inside this home, you are met with a bright, inviting layout. The living room is bathed in natural light through the large front window and features a cozy gas fireplace. You’ll love the spacious kitchen, which offers plenty of counter and cabinet space, a center island, updated appliances, and a sink that perfectly overlooks the backyard. It connects seamlessly to the dining area, making everyday living and entertaining incredibly easy. Upstairs, you’ll find three spacious bedrooms and a 4-piece main bathroom. The lower level

provides flexibility to suit whatever your lifestyle calls for, whether it's a home theatre area, gym, hobby space, or playroom. Additional upgrades include new roof shingles and siding (2021), alongside extra attic insulation for improved energy efficiency. There's so much value in this home! Schedule a viewing today and see it for yourself!