



**112 Everridge Drive SW
Calgary, Alberta**

MLS # A2308689



\$649,999

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,778 sq.ft.	Age:	2003 (23 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Asphalt, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), French Door, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: N/A

Enjoy the 3D tour of this charming family home with out WALKOUT BASEMENT in the heart of the beautiful Evergreen community! Thoughtfully designed for modern living, this property boasts 3 bedrooms and 2.5 bathrooms, offering an exceptional blend of comfort and convenience. The main floor features an inviting French door entry and an open floor plan, including a kitchen with a walk-in pantry. The adjacent dining room opens onto a large double deck overlooking a south-facing backyard—perfect for summer BBQs! Upstairs, you'll find a spacious bonus room and a luxurious primary suite with a walk-in closet and a private 4-piece ensuite. This home is loaded with premium upgrades, including an oversized garage (20'x22'), triple-pane windows (2016), AC (2018), a new roof (2021), and fresh front siding (2023). Modern appliances include a 2022 range and a brand-new washer (Feb 2026). The unfinished walk-out basement features a bathroom rough-in and awaits your creative touch! Located in a prime spot, you are steps away from Our Lady of Evergreens School, 700m from the elementary school, and minutes from Fish Creek Provincial Park, Costco, and the Buffalo Run retail center. With quick access to Macleod Trail and the SW Ring Road, downtown Calgary is just 20 minutes away, and the Rockies are only 40 minutes! Don't miss this Evergreen gem—schedule your private viewing today!