



GRASSROOTS
REALTY GROUP

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57 Everwillow Boulevard SW
Calgary, Alberta

MLS # A2313077



\$699,000

| | | | |
|------------------|------------------------|---------------|-------------------|
| Division: | Evergreen | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,759 sq.ft. | Age: | 2002 (24 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.01 Acre | | |
| Lot Feat: | Back Yard | | |

| | | | |
|--------------------|--|-------------------|-----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Concrete, Stucco, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan, Pantry | | |

Inclusions: none

THE SELLERS WILL COVER ALL LEGAL FEES OF BUYERS CHOICE LAWYER! This 4-bedroom home with a double attached garage providing ample parking space. Step inside and discover the main floor, where functionality meets elegance. The well-appointed kitchen boasts sleek stainless steel appliances and a spacious pantry, making meal preparation a joy. The adjacent living room, featuring a cozy gas fireplace, is the ideal space for relaxation and entertaining guests. On the main level, you'll also find the convenience of a laundry room and a 2-piece bath, providing ease and accessibility for daily chores. Moving upstairs, the second floor unveils a master bedroom with a 4-piece ensuite, ensuring a private oasis for relaxation. Two additional bedrooms and a bonus room offer versatile spaces for family members to personalize and enjoy. Venture downstairs to find a fully finished basement with a 3-piece bath, an additional bedroom, and a family room that opens up a world of possibilities for recreation and entertainment. This layout provides flexibility for various living arrangements, accommodating your family's unique needs. Step outside to discover a large backyard bathed in sunlight, creating the perfect setting for outdoor activities and gatherings. The spacious deck adds an extra touch of luxury, providing a delightful spot to unwind and enjoy the fresh air. Located in the desirable community of Evergreen, this home offers the perfect blend of tranquility and convenience. This house has upgrades - new deck, light fixtures and fresh paint - 2025, newer washed and dryer, water tank - 2024. Don't miss the opportunity to make this house your home—schedule a viewing today and experience the lifestyle that awaits you!