



GRASSROOTS

REALTY GROUP

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**32 Everglen Grove SW
Calgary, Alberta**

MLS # A2318433



\$625,000

| | | | |
|------------------|--|---------------|-------------------|
| Division: | Evergreen | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,654 sq.ft. | Age: | 2005 (21 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.09 Acre | | |
| Lot Feat: | Back Yard, Few Trees, Low Maintenance Landscape, Rectangular Lot | | |

| | | | |
|--------------------|---|-------------------|-----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Stone, Vinyl Siding, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, High Ceilings, Kitchen Island, Laminate Counters, Soaking Tub, Storage, Walk-In Closet(s) | | |
| Inclusions: | Blinds | | |

****COME JOIN US AT OUR OPEN HOUSE THIS SATURDAY JUNE 13TH FROM 3-5PM**** Welcome to this beautifully maintained two-storey home in the heart of Evergreen, offering 3 bedrooms, 2.5 bathrooms, a fully finished basement and a double attached garage. Ideally located within walking distance to playgrounds and just minutes from schools, Fish Creek Park, shopping, and everyday amenities, this home delivers the perfect balance of comfort, space, and convenience. Step inside to a bright and welcoming main floor featuring hardwood flooring and a thoughtfully designed layout ideal for both everyday living and entertaining. The spacious kitchen offers a large central island, ample cabinetry, generous counter space, and a convenient pantry, making meal preparation and hosting a breeze. Just beyond, the dining area flows seamlessly into the living room, creating an inviting space where family and friends can gather. Upstairs, the open-to-below design adds a sense of space and connection throughout the home while allowing natural light to flow between levels. A bright bonus room provides the perfect setting for movie nights, a play area, or a home office. The upper level also features a full bathroom, convenient laundry area, linen storage, and two well-sized secondary bedrooms. Privately positioned at the back of the home, the spacious primary retreat offers a walk-in closet and a 3-piece ensuite, creating a comfortable space to start and end each day. The fully finished basement extends the home's living space with a large open recreation area that can easily adapt to your needs, whether you're looking for a family room, games area, fitness space, or hobby room. Additional storage ensures there is plenty of room for seasonal items and everyday organization, with a rough-in already in place for a future washroom. Comfort is enhanced year-round with

central air conditioning, while the double attached garage provides secure parking and additional storage space. Outside, the fully fenced backyard provides plenty of room for children, pets, gardening, or summer barbecues with family and friends. Offering a functional floor plan, multiple living areas, and an unbeatable location in one of Calgary's most sought-after communities, this Evergreen home is ready for its next owners to enjoy.