



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

57 Everwillow Boulevard SW
Calgary, Alberta

MLS # A2321473



\$689,900

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:	0.10 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!