



**666 Evermeadow Road SW
Calgary, Alberta**

MLS # A2325863



\$609,999

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,424 sq.ft.	Age:	2004 (22 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Front Yard, Garden, Landscaped, Rectangular Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Central Vacuum, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)

Inclusions: Dresser x1 located in the basement and DSC security system hardwares.

Welcome to this stunning 3 BEDROOM 3.5 BATH home, which comes with an OVERSIZED DOUBLE DETACHED GARAGE, A FULLY FINISHED BASEMENT, A CENTRALIZED VACUUM SYSTEM WITH ATTACHMENTS, AND A PREWIRED SOUND SURROUND SYSTEM IN THE LIVING ROOM!!! Upon entry, you will be greeted by an open concept layout that includes an airy living room complimented by a wonderful FIREPLACE, a kitchen area with plenty of cabinetry for storage and a BRAND NEW RANGE AND MICROWAVE, a well-sized kitchen island, an expansive dining area with a LARGE WINDOW, a half bathroom, as well as front and back mudroom closets. The top floor boasts a BRIGHT AND COZY MASTER BEDROOM THAT COMES WITH A WALK-IN CLOSET AND A 4-PC ENSUITE BATHROOM; two additional generously-sized bedrooms, and a full bath. In the basement, you will find a fully finished basement with a BUILT-IN OFFICE DESK AND CABINETS which is ideal for work from home professionals, a washer and dryer with a WASHING SINK, a full bathroom, a storage space, the utility/furnace room, and a spacious recreation/entertainment room. Both front and back yards were professionally landscaped with combinations of trees, perennial plants, grass, large rocks, and landscaping stones. The backyard is great for entertaining guests. The oversized garage has plenty of installed shelves for added storage. Both the home and garage roofings were just replaced in September 2022. This home is MOVE-IN READY and is very close to bus stops, elementary and junior high schools, ponds, parks, restaurants, Shopping Centres, and Fish Creek Provincial Park. It also offers easy and quick access to Stoney Trail for fast and easy commute. Don't miss the opportunity to make this beautiful home yours!!!