



GRASSROOTS
REALTY GROUP

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75 Everglade Drive SE
Airdrie, Alberta

MLS # A2326880



\$497,000

Division:	Edgewater		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,246 sq.ft.	Age:	1991 (35 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Interior Lot, Landscaped, Lawn, Level, No Back		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: fridge, stove, hood fan, built in dishwasher, washer, dryer, freezer, all window coverings, garage door opener (no remotes), shed, gazebo with enclosure, firepit, 2 wooden benches on the deck

Welcome to this comfortable family home offering over 1500 sq. ft. of developed living space nestled on a quiet street in the heart of the highly desirable Edgewater community. Families will appreciate the exceptional location, with A.E. Bowers Elementary School (K–5) just one block away, Muriel Clayton Middle School (Grades 6–9) within easy walking distance, and beautiful Nose Creek Park only a short stroll from your front door. Inside, you'll find 3 spacious bedrooms and 2.5 bathrooms, along with a flexible front room that's perfect as a formal dining room, living room, or home office. The bright kitchen features a dining area and opens onto a large 25' X 12' rear deck overlooking a private backyard—ideal for relaxing or entertaining. The inviting family room is centred around a cozy gas fireplace, while the fully developed basement offers a large recreation/family room with plenty of space for movie nights, games, or a children's play area. Additional highlights include a double attached garage with built-in shelving for extra storage, a private backyard, and a location in one of Edgewater's most family-friendly and well-connected neighbourhoods. This is a wonderful opportunity to enjoy comfortable living in a welcoming community close to schools, parks, and everyday amenities.