



GRASSROOTS
REALTY GROUP

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13919 Evergreen Street SW
Calgary, Alberta

MLS # A2327846



\$729,000

| | | | |
|------------------|--|---------------|-------------------|
| Division: | Evergreen | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,106 sq.ft. | Age: | 1991 (35 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.16 Acre | | |
| Lot Feat: | Back Yard, Corner Lot, Front Yard, No Back Lane, Rectangular Lot | | |

| | | | |
|--------------------|---|-------------------|-----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Brick, Vinyl Siding | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Ceiling Fan(s), Chandelier, French Door, Granite Counters, No Animal Home, No Smoking Home, See Remarks, Vaulted Ceiling(s) | | |

Inclusions: n/a

Excellent opportunity to step in to Evergreen Estates! 13919 Evergreen Street - a beautiful family home on a CORNER LOT, with a NEWER ROOF (2020). Great central location - just blocks to Fish Creek Park with walkways, paths and shopping nearby. Enjoy your west facing backyard with extended deck and loads of privacy. Step in to the beautiful foyer, with grand vaulted ceilings, a main floor office, and formal living room / dining room. Enjoy family gatherings in the large family room with fireplace, with an open floor plan open to the kitchen and eating nook. Main floor laundry, west windows with loads of natural light soaring through. The 2nd floor offers large master bedroom and ensuite with tub, separate shower, and walk-in closet. Additional 2 good sized bedrooms & 4-pc bath. Enjoy additional space for your growing family in the fully finished basement plus 4th bedroom, and full bath. A great house in a family friendly neighborhood, with a great location to everything you need.