



GRASSROOTS
REALTY GROUP

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89 Everstone Way SW
Calgary, Alberta

MLS # A2328690



\$568,000

Division:	Evergreen		
Type:	Residential/House		
Style:	2 and Half Storey		
Size:	1,260 sq.ft.	Age:	2001 (25 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Dog Run Fenced In, Front Yard, Interior Lot, Lawn		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	city of calgary
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Quartz Counters, Tankless Hot Water		

Inclusions: wardrobe in basement bedroom

Nestled on a quiet street, in the heart of southwest Calgary's desirable family community of Evergreen. This charming two-storey home with a fully developed basement has a total of four bedrooms and lots of living space. Step inside to discover a gorgeous open-concept main floor. The heart of the home is the pristine kitchen with quartz countertops and stylish white cabinets and new top of the line vinyl planks for durability. Off the dining area is access to a large deck to soak up the sun, with access to your large dog run for your 4 legged friends. Large detached garage with easy access to the home. Upstairs has 3 large bedrooms, The primary has a large walk in closet with access to the large 4 piece bathroom. Newly developed basement installed by a professional contractor, enjoy the extra space with another bedroom. With everyday amenities, nearby schools and playgrounds and parks, major shopping at Shawnessy centre and quick access to Sotney Trail and the LRT just minutes away. New siding and roof installed in the last 5 years along with a new furnace just recently installed this year, this home is move in ready for your enjoyment.