



GRASSROOTS
REALTY GROUP

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459 Evermeadow Road SW
Calgary, Alberta

MLS # A2330662



\$565,000

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,354 sq.ft.	Age:	2005 (21 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Lawn, Low Maintenance Land		

Heating:	Forced Air, Natural Gas
Floors:	Hardwood, Tile
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Chandelier, Closet Organizers, Kitchen Island, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-G
Utilities:	-

Inclusions: BBQ in the backyard, shelf in the basement, a small table in the kitchen

Welcome to this family home nestled in the highly sought-after southwest community of Evergreen. Great curb appeal, LARGE FRONT PORCH, THREE BEDROOMS, FIREPLACE custom built mantel and marble travertine surround. 34% of the house in solid HARDWOOD FLOORS, CUSTUM CLOSET ORGANIZER, OVERSIZED WINDOWS, OPEN FLOOR PLAN. The main floor welcomes you with a spacious front living room centered around a cozy gas fireplace—perfect for relaxing evenings. Bright and Sunny kitchen with walk-in pantry & Island with raised breakfast bar. Large primary suite with 4 piece en-suite bathroom. Two additional well-proportioned bedrooms and a four-piece main bath complete the upper level, offering comfort and functionality for family or guests alike. Basement is ready for your development, roughed -in plumbing, built-in vacuum rough-in, newer hot water tank (2023), and 2 large egress windows for more bedrooms if needed. Step outside to a sunny, south-facing backyard designed for both relaxation and entertaining. The Double oversized garage has 2 windows and extra electrical for benches under the windows. This exceptional property is within walking distance to schools and playgrounds, a short drive to shopping amenities, and only a few minutes to Stoney Trail—providing seamless access to all corners of the city.