



GRASSROOTS
REALTY GROUP

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230 Evermeadow Avenue SW
Calgary, Alberta

MLS # A2333381



\$629,900

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,665 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Dog Run Fenced In		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		
Inclusions:	None		

Welcome to this beautifully maintained Jager-built two-storey home in the highly desirable community of Evergreen. this quality-built residence has been exceptionally cared for and features a brand-new roof, offering peace of mind for years to come. Ideally situated backing onto a wide paved green pathway leading to Evergreen's school and playground, this home offers an outstanding location for families. The bright, open-concept main floor showcases a spacious kitchen complete with granite countertops, maple cabinetry, a walk-in pantry, and a large central island with a raised eating bar. The sun-filled dining nook overlooks the backyard through expansive windows, while the inviting family room features a cozy tile-surround gas fireplace. A convenient main-floor laundry room completes this level. Upstairs, the generous primary retreat offers a walk-in closet and a spacious ensuite bathroom. Two additional well-sized bedrooms and a versatile bonus room provide plenty of space for family living, entertaining, or a home office. The unfinished basement is ready for your personal design and future development. Additional highlights include a high-efficiency furnace, tankless hot water system, double attached garage, and mature front landscaping. This is a wonderful opportunity to own a quality-built home in one of Calgary's most established southwest communities, close to parks, schools, pathways, shopping, and all essential amenities.