



GRASSROOTS
REALTY GROUP

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277 Evermeadow Avenue SW
Calgary, Alberta

MLS # A2334031



\$899,999

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,332 sq.ft.	Age:	2008 (18 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Block Driveway, Concrete Driveway, Double Garage Attached, Garage Door C		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s), Wired for Sound		
Inclusions:	None		

Presenting 277 Evermeadow Ave SW, a thoughtfully updated home in the desirable SW community of Evergreen. The home is within walking distance to Fishcreek Provincial Park, plenty of public green space and several schools. Close proximity to major roadways such as Stoney Trail and MacLeod Trail allows for easy access to downtown or the Rocky Mountains. The home offers 2332.31 square feet total above grade RMS size with a fully developed basement of 922 square feet. The south facing backyard boasts a large two tiered deck ready for all your summer hosting needs. The main floor offers an open concept living room complete with a modern fireplace, right next to an updated kitchen with custom 9' ceilings and exquisite updated espresso hardwood floors throughout. Custom built quartz countertops and matching backsplash highlight the gourmet kitchen equipped with updated full set stainless steel appliances. A unique walk through style pantry connects the kitchen to the laundry room with the garage for easy grocery hauls. There is plenty of seating available at the newly updated quartz countertop breakfast island as well as the adjacent bright dining room with wrap around windows. The wrap around windows in the south facing dining area ensure optimal sunlight all year round, and is complete with custom measured Hunter Douglas shades. An office area just off the living room will be perfect for hobby room or home office. Upstairs, you'll find a spacious bonus room with vaulted ceiling, beautifully renovated 4-piece bathroom, and 3 generously sized bedrooms. Two bedrooms including the primary suite feature spacious walk in closets. The oversized primary suite is complete with a luxurious ensuite bath featuring a soaker tub, separate glass shower and dual sinks with an extra large vanity space. Integrated ceiling speakers throughout the

home. The fully developed basement with carpet on the subfloor offers a large open area with extra large cut windows, a fully renovated modern bathroom complete with a glass shower and also a bedroom. This home is well thought out, updated and move in ready.