



GRASSROOTS
REALTY GROUP

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706 Everridge Drive SW
Calgary, Alberta

MLS # A2334297



\$509,900

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,291 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Rectangular Lot		

Heating: Forced Air, Natural Gas

Floors: Carpet, Linoleum

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Kitchen Island

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-G

Utilities: -

Inclusions: garden shed, all appliances "as is" condition

THIS IS IT!! In the family community of Evergreen, good floor plan, nice lot and location. Playground is just down the street. Large bright kitchen and eating area with centre island, sliding door onto rear deck. Good size living room with gas fireplace. 3 bedrooms up, primary with a 3pce ensuite and walk in closet. Basement has roughed in plumbing, 2 large windows, laundry area and just waiting to be developed to your liking. Off street parking. Evergreen is well located to Stoney Trail, shopping, parks, schools and transportation and Fish Creek Park.