



**GRASSROOTS**  
REALTY GROUP

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208 Everridge Way SW  
Calgary, Alberta

MLS # A2335193



**\$579,900**

|           |                        |        |                   |
|-----------|------------------------|--------|-------------------|
| Division: | Evergreen              |        |                   |
| Type:     | Residential/House      |        |                   |
| Style:    | 2 Storey               |        |                   |
| Size:     | 1,274 sq.ft.           | Age:   | 2003 (23 yrs old) |
| Beds:     | 3                      | Baths: | 1 full / 1 half   |
| Garage:   | Double Garage Detached |        |                   |
| Lot Size: | 0.07 Acre              |        |                   |
| Lot Feat: | Back Lane, Back Yard   |        |                   |

**Heating:** Central, Natural Gas

**Floors:** Carpet, Hardwood

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Stone, Vinyl Siding

**Foundation:** Poured Concrete

**Features:** Kitchen Island, No Animal Home, No Smoking Home

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-G

**Utilities:** -

**Inclusions:** Hot Tub

Welcome to this beautifully maintained two-storey home, perfectly situated on a quiet street in the heart of Evergreen. Just steps from schools, parks, playgrounds, and public transit, this move-in-ready property is an excellent opportunity for first-time buyers, growing families, or anyone looking for a home that's ready to enjoy. As you step inside, you're welcomed by a bright and spacious main floor featuring rich hardwood flooring throughout the living and dining areas, while large windows fill the home with an abundance of natural light. The centrally located kitchen offers warm maple cabinetry, a stylish tile backsplash, and plenty of counter space, creating a functional space for both everyday living and entertaining. Upstairs, you'll find three spacious bedrooms, including a comfortable primary suite complete with a walk-in closet and convenient access to the well-appointed main bathroom. The professionally finished basement adds valuable living space and was completed with premium 2 lb spray foam insulation for year-round comfort and energy efficiency. A large family room provides the perfect place to relax, while the soundproof Music flex room offers endless possibilities as a home office, hobby room, gym, or media room. Step outside to enjoy the hot tub and deck in your sunny south-facing backyard with mature trees that provide the perfect balance of privacy and shade in a beautifully landscaped, low-maintenance setting. The oversized detached garage is heated, insulated, and features skylights along with built-in speaker wiring, making it an incredible space for parking, projects, or storage. Ideally located just minutes from shopping, restaurants, recreation, and all the amenities Evergreen has to offer, this exceptional home is one you won't want to miss.

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