



GRASSROOTS
REALTY GROUP

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184 Everglen Way SW
Calgary, Alberta

MLS # A2342775



\$550,000

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,643 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, Level, No Neighbours Behind		

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-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

Inclusions: All unattached goods are sold as-is where-is and are not guaranteed and no representations or warranties whatsoever are given in connection therewith. As per Schedule "A"

A huge west-facing backyard, no rear neighbours and a family-friendly layout give this Evergreen home plenty of room to settle in and make it your own. Hardwood flooring carries through the open main level, connecting everyday living with an easy sense of flow. Gather around the well-laid-out kitchen, where ample cabinetry, a pantry and raised breakfast bar add practical storage and a casual spot for meals or conversation. Adjacent, the dining area opens through patio sliders to the deck, making summer barbecues and outdoor dining a natural extension of the home. Put your feet up and relax in front of the gas fireplace in the living room while oversized windows frame backyard views. A convenient powder room completes this level. Upstairs, movie nights and quiet evenings have their own place in the spacious bonus room. Retreat at the end of the day to the spacious primary bedroom with a large walk-in closet and a private 4-piece ensuite. Two additional bedrooms and another 4-piece bathroom accommodate children, guests or a home office with flexibility as needs change. Downstairs, the unfinished basement leaves a blank canvas for future development and the opportunity to tailor additional living space to your lifestyle. Outside, the fenced yard stretches across a large, flat grassy area with plenty of space for kids and pets, while the west exposure brings afternoon and evening sun to the deck and backyard with no rear neighbours. An attached double garage adds everyday convenience through Calgary's changing seasons. Evergreen puts parks and several schools within the community, with Fish Creek Provincial Park nearby for pathways and time outdoors. Shopping, groceries and restaurants are readily accessible around Evergreen, Bridlewood and Shawnessy, while the Shawnessy YMCA and Somerset-Bridlewood LRT station expand the options for

recreation and transit. Spruce Meadows is also close by and easy access to Stoney Trail makes it easier to connect with destinations throughout the city. With generous indoor living space, room to grow and a backyard built for everyday life, this home brings together the features that make family living work well.