



GRASSROOTS
REALTY GROUP

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643 Everridge Drive SW
Calgary, Alberta

MLS # A2343395



\$679,900

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,431 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Garden, Landscaped, Rectangular Lot, Yard Lights		

Heating:	Baseboard, Boiler, Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Tankless Hot Water		
Inclusions:	shed		

Open House this Sun Oct 4th from 2 TO 4.pm. Welcome to 643 Everridge Drive SW — a beautifully styled and thoughtfully updated Evergreen home where comfort, natural light and outdoor living come together. From the moment you arrive, the spacious east-facing front porch invites you to slow down and enjoy the start of your day. Imagine your morning coffee here as the sun rises, creating a peaceful spot to begin the day. Step inside and experience an open, welcoming layout filled with natural light. The main level flows effortlessly from the living room, with its warm natural gas fireplace, into the dining area and stylish kitchen — creating a comfortable space for everyday living and entertaining. Natural light flows throughout the home, enhancing the bright and inviting atmosphere. The kitchen features granite countertops, pot lighting with two settings, luxury vinyl plank flooring and a gas stove, along with a generous selection of recent appliances. The main level also offers a convenient 2-piece powder room and laundry. Upstairs, you'll find three bedrooms, including a spacious primary bedroom with its own ensuite, plus a full bathroom. The newly completed 2025 legal secondary suite offers approximately 725 sq. ft. of thoughtfully designed living space, with its own side entrance, one bedroom, full bathroom, stackable laundry, kitchen, luxury vinyl plank flooring and egress windows. Heating and hot water are provided by a dedicated combi boiler, with an HRV system for heat-recovery ventilation. The home's extensive updates provide comfort and peace of mind, including central air conditioning, Rinnai on-demand hot water, water softener, sediment filter, reverse-osmosis system and recently replaced furnace components. The roof was replaced in 2021 with hail-resistant shingles and includes a 20-year warranty.

And then there's the backyard — a lovely outdoor space designed to be enjoyed rather than simply looked at. The generously sized yard is beautifully landscaped with colourful flowers and offers plenty of room to relax, garden, entertain or simply enjoy a quiet summer evening. Picture gathering with friends around the BBQ, enjoying dinner outdoors, or unwinding among the flowers after a long day. A natural gas BBQ line makes outdoor entertaining easy, while the heated and insulated double detached garage with 220V electrical service provides excellent functionality. A 7' x 7' shed offers additional storage. One of the special things about living in Evergreen is the connection to nature. Fish Creek Provincial Park is approximately a five-minute walk away, putting an incredible natural playground practically at your doorstep. Step outside and you may even find some of Evergreen's most charming residents visiting the neighbourhood — deer and their little fawns are a memorable part of the area's natural setting. Fish Creek is a wonderful destination for families and outdoor enthusiasts alike. Just steps away and schools, playgrounds and green spaces, shopping