



GRASSROOTS
REALTY GROUP

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75 Everglen Road SW
Calgary, Alberta

MLS # A2346128



\$614,900

Division:	Evergreen		
Type:	Residential/House		
Style:	Bi-Level		
Size:	983 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	3
Garage:	220 Volt Wiring, Alley Access, Double Garage Detached, Heated Garage, In C		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Lawn, Paved, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Vaulted Ceiling(s), Vinyl Windows		
Inclusions:	Primary Bedroom Dresser, Chest Freezer in Basement		

Welcome to 75 Everglen Road SW, a bright, beautifully updated, and truly move-in-ready home in the heart of Evergreen! Offering 1,874 sq. ft. of developed living space, this 3-bedroom, 3-bathroom bi-level combines an open, airy layout with impressive recent upgrades inside and out. Step inside and you're immediately welcomed by an abundance of natural light pouring through the large west-facing windows. Vaulted ceilings and an open-concept layout create a spacious and inviting atmosphere, while the cozy gas fireplace anchors the living area and makes it the perfect place to relax or entertain. The adjoining dining area flows naturally into the functional kitchen, offering plenty of prep space and storage for everyday living. The primary bedroom features its own 4-piece ensuite and two separate closets, while the second bedroom and additional 4-piece bathroom complete the main level. Downstairs, the newly professionally developed basement adds valuable living space and flexibility to the home. With an additional bedroom, bathroom, and living area, it is ideal for guests, older children, a home office, entertainment space, and/or anything else your heart desires. Outside, the upgrades continue with a freshly painted exterior, new backyard sod, an oversized A/C unit, and an outstanding newly professionally built 22' x 24' detached garage. Designed to go well beyond the ordinary, the garage features 10' ceilings, full interior finishing, 220V power, its own subpanel, a 17' infrared heater, and a reinforced concrete slab with 10mm rebar which creates an incredible setup for vehicles, a workshop, hobbies, and/or additional storage. Located on a quiet street in family-friendly Evergreen, you'll enjoy convenient access to several daycares, parks, pathways, schools, shopping, Fish Creek Provincial Park, and Stoney Trail. With 3 bedrooms, 3

bathrooms, 1,874 sq. ft. of developed living space, a professionally finished basement and an exceptional new garage, this home offers tremendous value with all the major work and upgrades recently completed. Simply move in, unpack, and enjoy! Don't miss the opportunity to make this fantastic property your new home!