

57 Everglen Way SW
Calgary, Alberta

MLS # A2224034



\$615,000

| | | | |
|------------------|--|---------------|-------------------|
| Division: | Evergreen | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,612 sq.ft. | Age: | 2006 (19 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.07 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Dog Run Fenced In, Garden, Low Maintenance Landscaping | | |

| | | | |
|--------------------|---|-------------------|-----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Hardwood, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Central Vacuum, Kitchen Island, Pantry, Soaking Tub | | |

Inclusions: Shed, black plant-stand (dining window), all laundry room shelving, all blinds and window coverings

Step inside this charming 2-storey home, featuring 4 bedrooms, 3.5 bathrooms, and a fully finished basement-perfect for growing families. Designed with both comfort and practicality in mind, the open-concept layout offers a seamless flow between spaces, including a generous dining area ideal for everyday meals and special gatherings. The dual-facing fireplace serves as the cozy heart of the home, adding warmth and ambiance whether you're working during the day or unwinding with a book in the evening. Upstairs, a stunning full-height window floods the front of the home with natural light. The spacious primary bedroom is a true retreat, complete with large windows, a walk-in closet, and an expansive ensuite bathroom. A convenient Jack and Jill bathroom connects two of the secondary bedrooms—perfect for kids to share. Downstairs, the finished basement expands your living space with a second family room and a fourth bedroom—ideal for teens, guests, or a private home office. The low-maintenance yard is perfect for busy lifestyles. The backyard has mature trees, for some added shade and privacy. There is also plenty of space for flowers and vegetation. This space will offer the serenity of a quiet evening on your own, or family barbecues on summer evenings. The double detached garage adds extra storage and everyday convenience. Situated on a quiet street in a family-friendly neighbourhood, you're just a short walk from schools, parks, playgrounds, toboggan hills, sports fields, and scenic pathways. Enjoy biking/walking around the ponds, public gardens, or head to the breathtaking Fish Creek Provincial Park, just minutes away! With quick access to Stoney Trail and nearby amenities like grocery stores, pubs, and restaurants, your daily commute and errands are a breeze. Plus, nearby attractions like the movie theatre,

Spruce Meadows, and Calgary Cavalry games offer fun for the whole family. This isn't just a house—it's a place to call home. Come see it for yourself—you'll feel it the moment you walk through the front door.