

41 Evermeadow Manor SW
Calgary, Alberta

MLS # A2179984



\$575,000

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,299 sq.ft.	Age:	2005 (19 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden, Landscaped, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Central Vacuum, Jetted Tub, Pantry, Storage, Vinyl Windows		

Inclusions: NA

Welcome to this well-maintained 1,299 sq. ft. family home in the family friendly community of Evergreen! With 3 bedrooms upstairs, including a primary bedroom with a private 3-piece ensuite and 4 pc bath it's perfect for the busy mornings that come with a busy life. This home has the space and comfort you are looking for. Back on the main floor as you step into the kitchen you'll find brand-new stainless steel appliances, perfect for whipping up every day meals and holiday feasts! The living room is perfect for just your family or large gatherings. Don't forget the 2 pc bath here either. Downstairs in the partially finished basement you'll find even more living space, with an additional bedroom, office, and a rough-in for a bathroom, ready to be tailored to your family's needs. Out back, you'll love the big, beautiful deck, ideal for entertaining or simply enjoying the outdoors. The double oversized detached garage offers ample room for vehicles and storage. Located close to all levels of schooling, Stoney Trail, and shopping, this home combines convenience with comfort. Ready for immediate possession, you can start creating memories just in time for the holidays! Don't miss out on this incredible opportunity—schedule your viewing today and make this house your home.