

**285 Evermeadow Avenue SW**  
**Calgary, Alberta**

**MLS # A2216024**



**\$709,900**

<b>Division:</b>	Evergreen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,802 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Insulated, Oversized		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, French Door, Jetted Tub, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Walk-In Closet(s)		
<b>Inclusions:</b>	None		

Ideal for Families & First-Time Buyers! Beautiful 4-Bedroom Home in Evergreen SW. Welcome to this stunning 2-storey home in the sought-after community of Evergreen &mdash; perfectly suited for families or first time buyers looking for comfort, convenience, and style. This well-maintained 4-bedroom, 2.5-bathroom home is full of thoughtful upgrades and inviting features. The main floor boasts rich hardwood flooring, a cozy gas fireplace with fan in the family room, and built-in ceiling speakers for immersive sound in the kitchen and living area. The kitchen is a chef&rsquo;s dream, featuring quartz countertops, a spacious corner pantry, and double French doors (with phantom screens) that open to a patio and a sun-filled, south-facing backyard that backs onto a park/green space. Upstairs, you'll find a generous bonus room transformed into a bright fourth bedroom with oversized windows offering an abundance of natural light. The primary suite includes a large ensuite with a jetted tub, quartz countertops, walk-in closet and an upgraded vanity with ample storage. The basement is ready for your personal touch, with two oversized windows and rough-in plumbing for a bathroom and utility sink. The oversized, insulated, and poly wrapped garage (21' x 23') comfortably fits two vehicles and provides plenty of additional storage space. Additional highlights include: Hunter Douglas blinds in all rooms, high-efficiency furnace with air exchanger, double E glazed windows, new roof (2022). Located in a family-friendly neighbourhood with 4 nearby schools. This move-in-ready home combines functionality and style in one of the city&rsquo;s most desirable locations. Don&rsquo;t miss out &mdash; schedule your private showing today!