



# 518 Evermeadow Road Calgary Alberta

\$570,000

Welcome to Evergreen! ALMOST 1850sqft of total living space. ROOF, & FURNACE REPLACED 2023. A/C is 5 years old. This amazing 3-bedroom, 3-bath home features a big rear deck and is close to greenspaces and pathways. The modern, open L-shaped kitchen has a large island, upgraded fridge, and stove, and seamlessly connects to the large dining and living areas, which can fit any furniture and table setup. The entire layout is spacious and inviting throughout the home. Upstairs, the large primary bedroom easily fits a king-sized bed, has a walk-in closet, and a spacious 4-piece en-suite bath. The other bedroom is well sized along with another 4-piece bath. From the back deck, you enter a big and open recreation room or flex space perfect for entertaining or relaxing, which can be divided for TV, games, office, or play areas. The basement offers another bedroom or office. A full bathroom, storage, and laundry complete this level. In the crawl space accessed from the basement, there is a concrete slab and enough room to store as many things as you wish—or to be on your way to hoarding! This home sits on a large lot, just steps away from schools, shopping centers, Fish Creek Park, and public transportation. It is ideally located across from two man-made water reserves with a pond and fountain. It is also within walking distance to schools, playgrounds, transit, and the pathway system that goes through this beautiful community and into Fish Creek Park. Additional features include central air conditioning, providing comfort throughout the seasons. Nearby amenities include Shoppers, Starbucks, Tim Hortons, and Sobeys. There is easy access to Stoney Trail, McLeod Trail, Tsuut'ina Costco, Shawnessy/Bridlewood LRT Station, and the YMCA. This move-in ready home is a rare find in a family-friendly neighborhood. Don't miss your chance to own this incredible property. (id:6769)

Laundry room 6.58 Ft x 12.33 Ft

Bedroom 19.92 Ft x 10.25 Ft

3pc Bathroom 8.50 Ft x 5.83 Ft

Storage 9.00 Ft x 3.25 Ft

Family room 21.00 Ft x 18.92 Ft

Living room 13.67 Ft x 11.50 Ft

Dining room 10.17 Ft x 10.25 Ft

Other 7.00 Ft x 5.33 Ft

Primary Bedroom 11.50 Ft x 11.92 Ft

4pc Bathroom 9.17 Ft x 8.25 Ft

Other 6.00 Ft x 2.83 Ft

4pc Bathroom 8.00 Ft x 4.92 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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See

**Mirror**

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Kitchen 8.42 Ft x 14.33 Ft

Bedroom 9.25 Ft x 10.67 Ft

Pantry 3.67 Ft x 3.67 Ft