



## 245 Evermeadow Avenue Calgary Alberta

\$564,900

Welcome to this beautiful and well-priced 2-storey home located in the desirable community of Evergreen. With approximately 1,400 sq. ft., it boasts great curb appeal and a front porch where you can sit and watch the kids walk to school (Our Lady of the Evergreen). The functional design includes a spacious front living room with a large bay window that provides plenty of natural light, complemented by a cozy gas fireplace. The kitchen is the perfect spot to entertain, featuring a large center island with a raised eating bar and room for stools. Storage is not an issue, with plenty of cabinets, a built-in desk, and a walk-in pantry. The dining area overlooks the south-facing backyard, which has deck space perfect for BBQs, plus a double detached garage. The defined back door area with a closet means you walk right into the kitchen. Head upstairs to find a fantastic master retreat with room for your king bed, along with a 4-piece ensuite. The second and third bedrooms are well-sized, and the 4-piece main bath completes this level. The basement has already begun development, featuring an almost-finished flex room and a 4-piece bath. Enjoy easy access with a 3-minute drive to Stoney Trail, connecting you to all corners of the city. Please show this house first; you won't be disappointed! (id:6769)

Bedroom 3.63 M x 2.82 M

Primary Bedroom 4.11 M x 3.84 M

Bedroom 2.90 M x 2.84 M

4pc Bathroom .00 M x .00 M

4pc Bathroom .00 M x .00 M

Living room 4.80 M x 3.56 M

Dining room 3.15 M x 2.51 M

2pc Bathroom .00 M x .00 M

Listing Presented By:



Originally Listed by:  
CIR Realty

<http://www.cirrealty.ca/>

**RE/MAX**

**RE/MAX REAL ESTATE  
(CENTRAL)**

773 Glenmore rd , Calgary, British  
Columbia, V1V 3B9

Phone: (403) 850-6722  
ctimos@telus.net