



## 285 Evermeadow Avenue Calgary Alberta

\$659,900

Beautiful 4-Bedroom Home, 2- storey home in the sought-after community of Evergreen with 4 schools perfectly suited for families or first time buyers looking for comfort, convenience, and style. BONUS as no busing required until Grade 7. House built by one of the top builders in Calgary with superior building materials. You see the quality as you go through the house. This well-maintained 4-bedroom, 2.5-bathroom home is full of thoughtful upgrades (\$40K when built). 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'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 large bonus room transformed into a bright fourth bedroom with oversized windows and does not suffer from being cold like other bonus rooms over garages due to materials used in finishing garage. The primary suite includes a large ensuite with a jetted tub, quartz countertops, walk-in closet and an upgraded vanity with lots of 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, drywalled, insulated, and polywrapped garage (21' x 23') comfortably fits two vehicles and provides plenty of additional storage space. Lots of space to open car doors. Additional highlights include: Hunter Douglas blinds in all rooms, vacuflow system that's powerful, high-efficiency furnace with air exchanger, double E glazed windows, upgraded railing instead of stub wall, new roof (2022) siding replaced front and side (2022). This move-in-ready home combines functionality and style in one of the city's mo...

Other 6.17 Ft x 6.75 Ft

Living room 13.00 Ft x 16.92 Ft

Dining room 7.33 Ft x 11.92 Ft

Kitchen 12.00 Ft x 12.50 Ft

Laundry room 5.67 Ft x 9.00 Ft

2pc Bathroom 4.67 Ft x 4.92 Ft

Bedroom 12.42 Ft x 18.00 Ft

Primary Bedroom 12.17 Ft x 13.00 Ft

Bedroom 9.42 Ft x 10.08 Ft

Bedroom 9.00 Ft x 11.00 Ft

4pc Bathroom 4.92 Ft x 9.00 Ft

4pc Bathroom 10.58 Ft x 12.08 Ft

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