



## 71 Evergreen Grove Calgary Alberta

\$765,000

Open House Saturday Oct. 5th 2-4 P.M. Wow! Enjoy the Villa lifestyle in a detached home on a quiet cul de sac, surrounded by park and greenspace and only a 5-minute, park pathway walk to Fish Creek Provincial Park. You will enjoy the peaceful park views from every room and the ultra private indoor and outdoor living areas. 1525 sq.ft. of open, sunny, vaulted ceiling living space on the main plus 1415 sq.ft. in a bright walkout lower level with 9' ceilings. Note the large room sizes - 21' x 13' living room, 18' x 18' dining room, 11' x 10' breakfast nook, 24' x 12.5' primary bedroom, 14' x 12' ensuite, 30' x 25' walkout level rec room plus the bright bay window den 13' x 10.5', overlooking the adjacent park. An impressive yet functional home with 2 bedrooms, den, 2.5 baths, 2 gas fireplaces, built-ins, main floor laundry, central vacuum system, and large lower-level storage/workshop areas. Some of the recent updates - HE Lennox Furnace 2022, "50 year" shingles -2016, all new 15' x 12' composite deck (including joists & pillars), quartz kitchen counters, metal clad windows, Hunter Douglas blinds, and freshly painted main level. An easy care lifestyle with lower costs than a condo - Evergreen Villas Home Owner's Association provides lawn maintenance, irrigation and snow removal for \$162/month. A great home in an amazing location! Click on 3D tour for interactive 3D floorplan. (id:6769)

Bedroom 19.75 Ft x 11.33 Ft

4pc Bathroom Measurements not available

Living room 21.58 Ft x 13.00 Ft

Dining room 18.58 Ft x 18.08 Ft

Kitchen 9.92 Ft x 9.08 Ft

Breakfast 10.75 Ft x 9.00 Ft

Den 12.75 Ft x 10.42 Ft

Primary Bedroom 24.42 Ft x 12.00 Ft

Laundry room 7.75 Ft x 5.00 Ft

Recreational, Games room 29.58 Ft x 25.50 Ft

Storage 33.75 Ft x 15.75 Ft

4pc Bathroom 14.67 Ft x 12.00 Ft

2pc Bathroom Measurements not available

Listing Presented By:



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