

**67 Evergreen Row SW**  
**Calgary, Alberta**

**MLS # A2215297**



**\$859,900**

<b>Division:</b>	Evergreen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,397 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, Open Floorplan, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** NONE

LOVELY HOUSE WITH 4 BEDROOMS UPPER LEVEL NESTED IN THE HEART OF EVERGREEN ESTATE, first time on the market by original owner, this home features: 4 good size bedrooms on upper level, and a huge bonus room, 2 full bathrooms upper level and 2 pcs bath mainfloor, master bedroom with an ensuite. spacious mainfloor with front office space, kitchen renovated in 2023- New interior paint-roughed-in vacuflo-network jacks throughout he house- Dual furnaces- Low maintenance composite deck- Air conditioning - automated sprinkler system - Gemstone outdoor LED lights.....it is a great home to see.....