

92 Everglen Way SW
 Calgary, Alberta

MLS # A2263738



\$575,000

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,588 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Irregular Lot, Landscaped, Low Maintenance Landsc		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	SR
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan		

Inclusions: N/A

**** AWESOME** location on quiet cul-de-sac – walk to school and community paths & playgrounds. **** LARGER** private fenced backyard – with no neighbors behind & sunny westerly views! **GREAT** yard for kids! **** OPEN** concept main floor plan – great room with gas fireplace – kitchen with good storage and a working island – dining area with patio doors to the deck. – **MAIN** floor laundry and a 2 pce **POWDER** room. **** UPPER** level large **BONUS** room – good sized **PRIMARY** bedroom with 3 pce ensuite – two good secondary bedrooms and a full main bathroom. **** UNSPOILED** lower level with good sized windows – **GREAT** development potential. **** RECENT** upgrades – painting – flooring – light fixtures! **** BRIGHT** and **AIRY** – shows well – Move in **READY!!** **** call YOUR FAVORITE** realtor for a private viewing –or—come by our **OPEN** House both Saturday & Sunday from 1:30 pm to 4:00 pm. **** Come by and CHECK-it-OUT!!**