

**73 Everwoods Road SW**  
**Calgary, Alberta**

**MLS # A2264395**



**\$685,000**

<b>Division:</b>	Evergreen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,196 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<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	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Double Vanity, Granite Counters, High Ceilings, No Animal Home, Open Floorplan, Pantry, Soaking Tub, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Welcome to this wonderful home in the popular community of Evergreen! You'll love the charm and functionality this home has to offer. The main floor features a separate dining room, a spacious kitchen with freshly painted cabinets, and a great layout that's perfect for everyday living. The bright and inviting living room is filled with natural light and centered around a cozy fireplace, perfect for relaxing or entertaining. Upstairs, you'll find three comfortable bedrooms plus a bonus room that can easily be used as a playroom, office, or TV area. The primary bedroom includes a large walk-in closet and a functional ensuite for added convenience. An attached double garage adds even more value to this lovely home. The location is a real highlight, just steps from schools, shopping, transit, Fish Creek Park, and Costco, with quick access to Stoney Trail. Don't miss out on this fantastic opportunity, book your showing today!