

140 Everstone Way SW
Calgary, Alberta**MLS # A2353732****\$629,900**

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,589 sq.ft.	Age:	2003 (23 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Backs on to Park/Green Space, Corner Lot, Few Trees, Street Lighting, Under		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Track Lighting, Vinyl Windows		

Inclusions: Security System, Doorbell and Tv with mount in Primary bedroom

OPEN HOUSE on Saturday Oct 24 from 1-4pm Located in the established community of Evergreen, this well-maintained two-storey home offers five bedrooms, 3.5 bathrooms. Positioned on a corner lot backing onto a walking path, this property offers a great setting with easy access to the outdoors. The open-concept main floor brings the living spaces together, making it easy to stay connected whether you're preparing meals, entertaining, or enjoying a quiet evening by the fireplace. Upstairs, you'll find three bedrooms and a bonus room, providing additional space for movie nights, a play area, or simply relaxing. The developed lower level features two additional bedrooms, 4 pc bathroom, offering flexibility for guests or a growing family. Recent improvements include a roof replacement in 2021 and a dishwasher that's approximately one year old. With a functional floor plan, multiple living areas, and a corner lot backing onto Evergreen's pathway network, this home offers plenty of room to make it your own in one of southwest Calgary's established communities.