

**320 Evermeadow Road SW
Calgary, Alberta**

MLS # A2244724



\$658,999

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,605 sq.ft.	Age:	2005 (20 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Rectangular Lot		

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

Inclusions: N/A

OPEN HOUSE SAT AUG 16TH 1:00PM-4:00PM Welcome to this beautifully maintained 3 bed, 2 full bath two-storey home located in the quiet, family-friendly community of Evergreen. Proudly owned by its original occupant and never rented, this East/West-facing property offers over 1,600 sq. ft. of living space and backs directly onto green space and bike paths that lead to Fish Creek Park, perfect for families and nature lovers alike. Step inside to a welcoming open-concept design, featuring bright windows, neutral tones, and durable vinyl plank flooring throughout. The kitchen is the heart of the home, showcasing quartz countertops, wood cabinetry, a new tile backsplash, stainless steel appliances, a modern glass hood fan, and a large island with seating. A corner pantry adds functionality, while the adjacent dining area flows seamlessly into a cozy living room highlighted by a gas fireplace with a custom wood mantel. Step out onto the east-facing composite deck, perfect for everything from morning coffee to evening dining. A full 4-piece bathroom and ample storage complete the main level. Upstairs has new carpet throughout-you will find a spacious bonus room, ideal for movie nights, a home office, or a playroom, as well as three well-proportioned bedrooms. The primary suite includes large windows, a walk-in closet, and easy access to a full bathroom, creating a peaceful retreat. The basement is fully insulated with egress windows and awaits your custom development. Outside, enjoy your private, sunny backyard with mature trees and direct access to the community pathway system. Additional upgrades include a brand-new roof, garage door, siding, exterior paint, and updated interior finishes. Located just 20 minutes from downtown Calgary and close to Spruce Meadows, South Glenmore Park, Sikome Lake, and within walking distance to three schools, this home

offers a rare blend of convenience, tranquility, and pride of ownership. Book your private showing today!