# \$659,900 - 285 Evermeadow Avenue Sw, Calgary

MLS® #A2216024

# \$659,900

4 Bedroom, 3.00 Bathroom, 1,802 sqft Residential on 0.09 Acres

Evergreen, Calgary, Alberta

Beautiful 4-Bedroom Home, 2- storey home in the sought-after community of Evergreen with 4 schools perfectly suited for families or first time buyers looking for comfort, convenience, and style. BONUS as no busing required until Grade 7. House built by one of the top builders in Calgary with superior building materials. You see the quality as you go through the house. This well-maintained 4-bedroom, 2.5-bathroom home is full of thoughtful upgrades (\$40K when built). The main floor boasts rich hardwood flooring, a cozy gas fireplace with fan in the family room, and built-in ceiling speakers for immersive sound in the kitchen and living area. The kitchen is a chef's dream, featuring quartz countertops, a spacious corner pantry, and double French doors (with phantom screens) that open to a patio and a sun-filled, south-facing backyard that backs onto a park/green space. Upstairs, you'll find a large bonus room transformed into a bright fourth bedroom with oversized windows and does not suffer from being cold like other bonus rooms over garages due to materials used in finishing garage. The primary suite includes a large ensuite with a jetted tub, quartz countertops, walk-in closet and an upgraded vanity with lots of storage. The basement is ready for your personal touch, with two oversized windows and rough-in plumbing for a bathroom and utility sink. The oversized, drywalled, insulated, and polywrapped garage (21' x 23') comfortably fits two vehicles and provides







plenty of additional storage space.

Lots of space to open car doors. Additional highlights include: Hunter Douglas blinds in all rooms, vacuflow system that's powerful, high-efficiency furnace with air exchanger, double E glazed windows, upgraded railing instead of stub wall, new roof (2022) siding replaced front and side (2022). This move-in-ready home combines functionality and style in one of the city's most desirable locations. The house is at a great price for all that you get (including additional shelving in master, laundry room, extra outlets in all rooms, additional lights in kitchen, family room). Don't miss out â€" schedule your private showing.

#### Built in 2008

#### **Essential Information**

MLS® # A2216024 Price \$659,900

Bedrooms 4

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 1,802 Acres 0.09

Year Built 2008

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 285 Evermeadow Avenue Sw

Subdivision Evergreen
City Calgary
County Calgary
Province Alberta

Postal Code T2Y 0C5

#### **Amenities**

Amenities None

Parking Spaces 4

Parking Double Garage Attached, Insulated, Oversized

# of Garages 2

#### Interior

Interior Features Ceiling Fan(s), Central Vacuum, French Door, Kitchen Island, No

Smoking Home, Pantry, Quartz Counters, Walk-In Closet(s), Jetted Tub

Appliances Dishwasher, Dryer, Electric Oven, Garage Control(s), Microwave Hood

Fan, Refrigerator, Window Coverings

Heating Forced Air, Natural Gas

Cooling None Fireplace Yes

# of Fireplaces 1

Fireplaces Blower Fan, Family Room, Gas

Has Basement Yes

Basement Full, Unfinished

### **Exterior**

Exterior Features BBQ gas line

Lot Description Backs on to Park/Green Space, Landscaped, Rectangular Lot

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### Additional Information

Date Listed May 8th, 2025

Days on Market 49
Zoning R-G
HOA Fees 105
HOA Fees Freq. ANN

## **Listing Details**

Listing Office eXp Realty

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