

\$649,900 - 135 Everglade Way Sw, Calgary

MLS® #A2124724

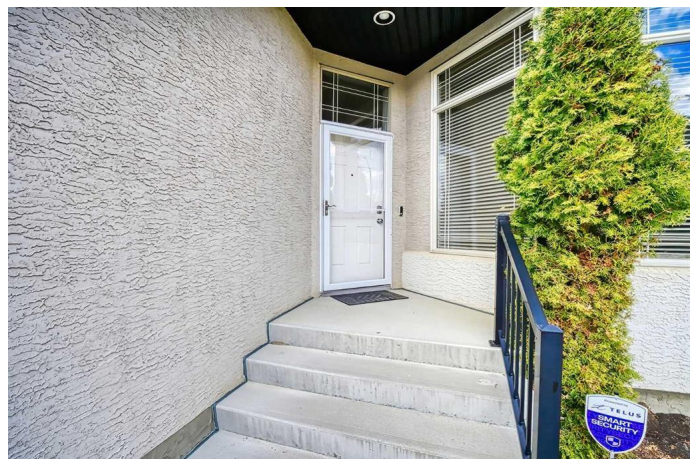
\$649,900

2 Bedroom, 3.00 Bathroom, 1,353 sqft

Residential on 0.09 Acres

Evergreen, Calgary, Alberta

Enjoy the villa lifestyle in the small exclusive enclave that is EVERGLADE CHATEAUX where snow removal, landscaping and irrigation are taken care of for a modest monthly fee. With Stoney Trail just minutes away, you'll love the perfect blend of convenience to shopping and the comfort of living in a beautiful space surrounded by nature and walking paths with Fish Creek Provincial practically on your doorstep. Your new home is thoughtfully designed with soaring 9-foot ceilings, rich hardwood, open, spacious rooms including a south-facing home office or flex space and gorgeous architectural features unique to high end building and design. Click the media link to pan around and up and down each room, or allow the virtual tour of this amazing villa guide you through. The bright main floor features a fabulous kitchen with sleek stainless steel appliances, granite counters, loads of cupboards and a corner pantry. Ample dining area is adorned by display cabinets and the adjacent living room is invitingly warm with a 2-sided gas fireplace and more built-in features. The expansive main floor Bedroom, ensuite with skylight, and walk-in closet creates a delightful Primary Retreat. Rounding out the main floor is a 2-piece powder room and spacious laundry area off the garage. Descend to the lower level where you'll find a second family room, huge flex area, another large bedroom, 4-piece bath and a huge dedicated storage room so tucked away you hardly realize it's there. This air



conditioned home has very modest fees covering landscaping, irrigation and snow removal. Never step on a ladder again with permanent GEMSTONE lights which allow you to light up your home in the colours of your favourite holidays. See this beautiful new listing today - we can't wait to show you around!

Built in 2004

Essential Information

MLS® #	A2124724
Price	\$649,900
Sold Price	\$715,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,353
Acres	0.09
Year Built	2004
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Sold

Community Information

Address	135 Everglade Way Sw
Subdivision	Evergreen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 4M9

Amenities

Amenities	None
Parking Spaces	4
Parking	Additional Parking, Concrete Driveway, Double Garage Attached,

Garage Door Opener, Garage Faces Front

Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Granite Counters, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry
Appliances	Central Air Conditioner, Dishwasher, Electric Range, Freezer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Barbecue, BBQ gas line, Lighting
Lot Description	Backs on to Park/Green Space, Lawn, Low Maintenance Landscape, No Neighbours Behind, Level, Street Lighting, Underground Sprinklers, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 20th, 2024
Date Sold	April 26th, 2024
Days on Market	6
Zoning	R-2
HOA Fees	100.00
HOA Fees Freq.	MON

Listing Details

Listing Office	Royal LePage Benchmark
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