

\$599,900 - 447 Evermeadow Road Sw, Calgary

MLS® #A2144702

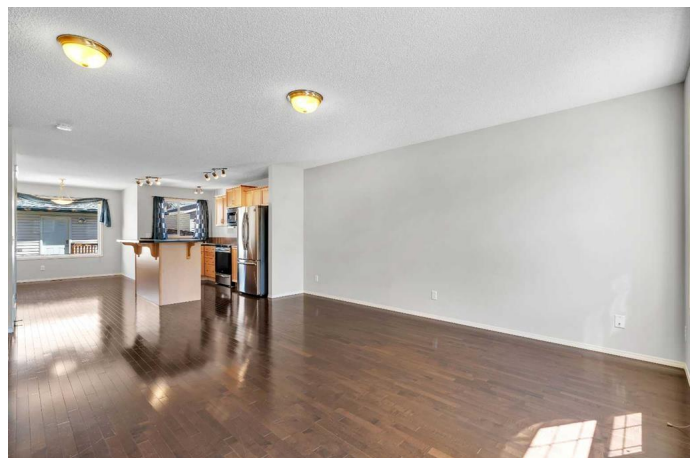
\$599,900

4 Bedroom, 3.00 Bathroom, 1,342 sqft

Residential on 0.07 Acres

Evergreen, Calgary, Alberta

Beautifully maintained, fully finished home ideally located across from two man made water reserves with a tranquil pond and fountain. Within walking distance are schools, playgrounds, transit and the extensive pathway system that winds around this beautiful community and continues onto Fish Creek Park. Inside this exceptionally clean home is the perfect sanctuary for any young or growing family. Sunny south-facing windows stream endless natural light into the inviting living room. Hardwood floors, a neutral colour pallet and a wide open floor plan ensure great connectivity, effortlessly combining style with function. The household's chef will love the bright and open kitchen featuring newer stainless steel appliances (2019), a centre prep island with a raised eating bar for casual meals and a window above the sink to keep an eye on the kids playing in the backyard. Adjacently the dining room has ample space to gather over a delicious meal with family and friends. Conveniently a powder room completes this level. Upstairs a very large primary bedroom with extra windows and a walk-in closet is a calming owner's oasis. 2 additional bedrooms and a 4-piece bathroom create private spaces for everyone to retreat to yet still remain connected as a family. Gather over movies, games and engaging conversations in the rec room in the finished basement or entertain friends for sporting events and playdates. Also on this level is a 4th bedroom for guests, a home office or



playroom and a gorgeously updated bathroom with an oversized shower. Your favourite warm weather destination awaits in the backyard. A massive, full-width deck encourages summer barbeques and lazy weekends lounging while kids and pets play in the privately fenced yard. An oversized 500 sq ft garage keeps vehicles safely out of the elements while also providing loads of storage for bikes, tools and seasonal items. Adding to your peace of mind are new siding in 2022 and a new hot water tank, furnace, washer and dryer in 2019.

Phenomenally located within walking distance to Fish Creek Park, Evergreen School, Marshall Springs School and numerous shops, restaurants and services including Shoppers, Starbucks, Tim Hortons and Sobeys. When you do need to leave the neighbourhood there is great access to Stoney Trail, McLeod Trail, Tsuutâ€™ina Costco, the Shawnessy/Bridlewood LRT Station, the YMCA and much more! Perfectly located in an unbeatable family friendly neighbourhood and move-in ready!

Built in 2004

Essential Information

MLS® #	A2144702
Price	\$599,900
Sold Price	\$600,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,342
Acres	0.07
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey

Status	Sold
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Community Information

Address	447 Evermeadow Road Sw
Subdivision	Evergreen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 4W4

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Oversized

Interior

Interior Features	Breakfast Bar, Central Vacuum, Kitchen Island, Open Floorplan, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Lawn, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 26th, 2024
Date Sold	July 11th, 2024
Days on Market	15
Zoning	R-1N
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Realty Professionals
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