1240 Everridge Drive SW
Calgary, Alberta

MLS # A2208427

$734,900

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,965 sq.ft.	**Age:**	2003 (22 yrs old)
Beds:	4	**Baths:**	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Rectang		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Tile, Vinyl	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Finished, Full	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	R-G
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Pantry, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Welcome home to this fabulous almost 2000 sq ft two storey home backing on to a green belt! The main floor is spacious and features an open kitchen with island, corner pantry, newer countertops, breakfast nook with access to the rear deck and yard. Soaring ceilings in the living room, gas fireplaces and plenty of windows. Two piece powder room, laundry/mudroom off the garage and a front flex room/office finish this great main floor. Spiral staircase up to the primary bedroom with a full four piece ensuite with large soaker tub, shower and walk-in closet. Two more generous bedrooms and five piece bath. The fully finished basement has a fourth bedroom, three piece bath, office area, and massive recreation room for the kids to play. Plenty of storage is a bonus. Walking distance to multiple schools, close to shopping, Stoney Trail, and Fish Creek Park. Come and see this wonderful property today!