



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

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14 Everglen Manor SW
Calgary, Alberta

MLS # A2225898



\$559,000

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Laminate	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, No Smoking Home, Vinyl Windows		
Inclusions:	Bendpak GP-7 Vehicle 2point lift in garage		

Welcome to this well maintained two-story home in the desirable Evergreen community. Featuring 3 bedrooms and 2 baths, this property offers a perfect blend of comfort, functionality and location. Step inside to a bright and spacious layout, complete with central AC to keep you cool in the summer. Large Kitchen with workable island and separate dining area is ideal for family dinners or social gatherings. Lots of windows on the main floor to capture a ton of natural light with south facing exposure off the living room. The unfished basement provides a blank canvas ready for your personal touch ~~create the perfect recreation room, home office or additional bedroom space. Outdoors, enjoy a beautifully landscaped yard with mature trees and lawn, a fenced backyard with a large deck ~~ideal for entertaining or a relaxing evening under the stars. A standout feature of this home is the oversized double detached garage equipped with a Bendpak GP-7 vehicle lift, perfect for mechanics, car enthusiasts or extra storage. The lift can be removed by the Seller upon request. Located just minutes from Stoney Trail, with a quick getaway to Kananaskis Country. This home is close to schools, shopping, bike paths, playgrounds and all the family-friendly amenities Evergreen has to offer. Don't miss your opportunity to live in one of the city's most sought after neighborhoods!