

305 Everglen Rise SW
Calgary, Alberta

MLS # A2218791



\$569,000

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,233 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: N/A

Welcome to your new home at 305 Everglen Rise SW! Nestled in the heart of Calgary, this charming property offers a perfect blend of comfort and convenience. Step inside to discover a well-maintained interior featuring the living areas and large windows that flood the space with natural light. The well-appointed kitchen with ample cabinet space, and a convenient kitchen island. Retreat to the inviting bedrooms, including a spacious master suite complete with a walk-in closet. Additional highlights include a cozy fireplace, and a private backyard oasis, ideal for outdoor entertaining. Recent upgrades include a new hot water tank replaced in Mar 2022, siding replaced in Dec 2022, chimney replaced in Nov 2022, washer/dryer replaced in Jun 2021, a new furnace installed in Nov 2022, and new roofing in Dec 2022. With its desirable location, stylish finishes, and thoughtful design, this residence presents an exceptional opportunity to embrace the quintessential Calgary lifestyle. Don't miss the chance to make this your dream home!