

**159 Everglen Rise SW**  
**Calgary, Alberta**

**MLS # A2220175**



**\$625,000**

<b>Division:</b>	Evergreen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,681 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Oversized		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Low Maintenance Landscape, Paved		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Storage		

**Inclusions:** None

Step into this fully finished and spacious 2-storey detached home in Evergreen. Features a total of 4 beds (3+1), 3.5 baths, 1,681 sq.ft., a detached double garage and fully developed basement (extra 710 sq.ft of living space) - perfect for your growing family. Well-maintained home on a quiet street, move-in ready. Lovely front veranda/porch and, as you come in the front entrance, you are greeted by an upgraded front door and a spacious & bright living room with big windows, great for entertaining. Head through to the kitchen with a centre island. Plenty of storage with the corner pantry and enough room in the spacious nook for a decent-sized dining table. The upgraded "solar shield" patio doors lead to the west-facing backyard that is perfect for summer enjoyment! Low-maintenance landscaping with a good-sized deck(21X12). The oversized double garage fits 2 vehicles easily (21X23), with shelves and workbench, leaving room for extra storage. Paved back alley for your convenience. Upstairs you will find a total of 3 bedrooms & 2 bathrooms. This includes the huge primary bedroom with 4-pc ensuite boasting corner jetted soaker tub, stand-up shower, a large walk-in closet and upgraded frosted windows that allow lots of natural light to pour over the space. Fully finished basement with a rec room, bedroom, full bath and laundry room with storage. Other features of the home include marble countertop in all the bathrooms, newer roof (April 2022), fully fenced yard, newer hot water tank (2018), Explore nearby the Fish Creek Park, walking paths, shopping (within a short drive, a variety of shopping options, such as Costco, Walmart, and Superstore), recreation and quick access to Stoney Trail to go to the mountains or downtown. Located in a family-friendly neighbourhood with easy access to all types of schools within the community plus a commercial

centre a short walk away that offers a convenience store, medical clinic and gas station.&nbsp;Families will appreciate the proximity to kids' playgrounds and additional shopping destinations like Sobey's and Shopper's&nbsp;Drug Mart, making this an ideal location for everyday living.&nbsp;Call to book your private viewing today.&nbsp;