



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**115 Everstone Rise SW**  
**Calgary, Alberta**

**MLS # A2232933**



**\$609,900**

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,585 sq.ft.	Age:	2003 (22 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Landscaped, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas
Floors:	Ceramic Tile, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full, Unfinished
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Breakfast Bar, Kitchen Island

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-G
Utilities:	-

**Inclusions:** patio furniture

Welcome to this beautiful family-friendly home with a bonus room and a double attached garage in the desirable community of Evergreen, backing south onto a park! Step inside to an inviting two-story entrance and an open-concept layout filled with natural light. Newer vinyl plank flooring (2021) is featured throughout the main floor. The spacious white kitchen features newer stainless steel appliances (2022), a large pantry and a raised island overlooking the living room. Spacious living room showcases a gas, stone faced fireplace, dining area with sliding patio doors that flow seamlessly onto the huge back deck - perfect for entertaining and summer BBQ's. The 2 piece main bath with full size washer dryer and access to the attached garage completes the level. Upper floor showcases a generous bonus room - perfect for family time enjoyment, primary bedroom offers a 4 piece ensuite bath and walk-in closet. Two additional bedrooms and another 4 piece bath completes the floor. The un-finished basement is ready for your completion and offers ample storage. Shingles & siding replaced 2 years ago and hot water tank replaced (2024). You'll love all the community offers - area schools, playgrounds, parks, walking/biking pathways, shopping plaza's for all your daily shopping needs, easy access to Stoney Trail, Fish Creek Park, & Costco - this home is the perfect blend of convenience and lifestyle. Don't miss the opportunity to make all this yours—schedule a showing today!