



GRASSROOTS
REALTY GROUP

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

79 Everstone Drive SW
Calgary, Alberta

MLS # A2235840



\$625,000

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,828 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Kitchen Island, No Smoking Home, Pantry, Walk-In Closet(s)		

Inclusions:	N/A
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***Open House* Saturday Aug 9 1-4 pm & Sunday Aug 10 1-3pm.**

Adjusted price!

New
Welcome to
your perfect family retreat in the heart of Evergreen! This beautiful 3-bedroom, 2.5-bath home offers over 1,800 sq ft of comfortable living space, featuring a spacious bonus room & a primary suite with a walk-in closet & spa-like ensuite complete with a corner soaker tub. The main floor is ideal for entertaining, & tucked away downstairs, a 4th bedroom & custom wine cellar awaits your private collection. You'll always feel cozy with the new furnace (2024) & hot water heater (2024). Step outside to your great backyard with a fire pit—perfect for summer nights. A double attached garage completes this fantastic home in one of Calgary's most sought-after communities. Walking distance from Evergreen school. Don't miss your chance to live near parks, schools, & endless amenities!