



**GRASSROOTS**  
REALTY GROUP

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**79 Everstone Drive SW**  
**Calgary, Alberta**

**MLS # A2235840**



**\$605,000**

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

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

**Inclusions:** N/A

New Adjusted price to \$605,000! Owner very eager to sell. This beautiful 4-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 four schools. Don't miss your chance to live near parks, schools, & endless amenities! Owners on holidays until October 12th.