



GRASSROOTS
REALTY GROUP

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8 Everstone Rise SW Calgary, Alberta

MLS # A2265961



\$700,000

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,869 sq.ft.	Age:	2003 (22 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Oversized		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Many Tr		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Pantry, Separate Entrance, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Pool Table, Shed

Open House Saturday November 15th, 1pm-3pm! This 1869 sq ft, fully finished walkout home with an extensive list of features is sure to catch your attention. Let's start with the location. This well-maintained abode sits firmly on a prestigious walk-out lot & backs onto a peaceful walking path, just a minute away from a playground & a basketball court. Not only does that give you more space between your neighbours, but it also offers a great spot to take your dogs for a walk, or go for a walk, run, or bike yourself all the way to the beautiful Fish Creek Park & beyond! When you pull up to the house for a look, take note of the extra width in the garage (just over 20 feet) - you can comfortably fit two proper vehicles & still have room for other items. With 36' of frontage on a traditional lot, it's a little wider than the average in the community. Inside, a spacious entrance welcomes you. The kitchen, updated with quartz countertops, features s/s appliances, wooden cabinets, a corner pantry & an island with a breakfast bar. Next is the living room, which proudly displays a gas fireplace at its centre, crowned with a proper wooden mantle. Thanks to a clever alteration of the original floor plan by the Sellers, the dining nook stands out from the competition as it easily accommodates a dining table for six, & possibly more. A doorway here leads you to a comfortable deck with an updated glass & aluminum railing, as well as a decorative privacy screen, allowing you to catch some sun & fresh air. Finally, there is a powder room & a convenient laundry room that doubles as a mudroom, providing access to the double garage. Upstairs, the steps split to a splendidly cozy & graced-with-natural-light bonus room on the right, and the bedrooms & bathrooms on the left. The primary suite is simply grand and measures nearly 15'x19', which means you have the space for a

king-sized bedroom set plus a reading nest, work station or nursery. A walk-in closet & a four-piece en-suite bathroom with a makeup counter, as well as a separate tub & shower, complement this retreat. The two other bedrooms are a good size and share another four-piece bathroom. In the walkout basement, you will find an inviting recreation room with a billiards table (comes with the house!) and a three-piece bathroom with a corner shower. The basement is your gateway to the gorgeous backyard, where you can appreciate the calm nature from the rear porch. Core memories get built here - a Christmas tree in the corner of the living room, adorned with soft blinking lights next to the dancing flames of the fireplace. Children running laps around the kitchen island as friends & family gather around the table for hors d'oeuvres & tabletop games while the turkey finishes in the oven. Yes, there are numerous options available on the market. If the features here aren't enough to convince you, I can tell you that a family grew here and created countless precious moments that they will cherish for a lifetime. Now it's your turn.