



GRASSROOTS
REALTY GROUP

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147 Everstone Rise SW
Calgary, Alberta

MLS # A2274354



\$609,000

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,760 sq.ft.	Age:	2003 (23 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, City Lot, Corner Lot, Front Yard, C		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Laminate Counters, No Animal Home, Pantry		

Inclusions: Window coverings, microwave hood fan, built-in dishwasher, 2x fridges, stove, 2 garage door openers, new washer and dryer (6 months old), heater unit in garage, alarm hardware, doorbell camera, security cameras x3, water filter system, central air conditioner

**** OPEN HOUSE SUNDAY, FEBRUARY 22, 2026 2:00 P.M. - 4:00 P.M. **** This outstanding opportunity awaits you in the desirable community of Evergreen. This beautifully maintained, south-facing corner lot home truly offers exceptional value, comfort, and lifestyle. Backing directly onto an unspoiled green belt and walking paths, this property provides privacy and a serene setting. It features new 50-year shingles (May 2025), central air conditioning, freshly painted throughout with a heated double attached garage, and full insulation for year-round comfort. The basement is unspoiled and ready for your personal touch. The main floor offers a bright open-concept layout with spacious living and dining areas, knockdown ceilings throughout, and a cozy gas fireplace, perfect for everyday living and entertaining. The kitchen is both functional and inviting, complete with maple cabinetry, a raised breakfast bar, and a convenient walk-through pantry, main floor laundry with 2pc powder room. Upstairs, you'll find brand-new vinyl plank flooring, a huge bonus room, and a desk area. Three generously sized bedrooms. The primary retreat is a true highlight, featuring a large walk-in closet and a beautiful 3-piece ensuite, creating a private and relaxing escape. Step outside to enjoy the sunny south-facing backyard, finished with maintenance-free composite decking and frosted glass privacy railings, ideal for summer evenings and outdoor gatherings. With its premium corner lot location, with plenty of extra parking, green space backing, extensive upgrades, and move-in-ready condition, this home is a rare find and a fantastic opportunity.