



**GRASSROOTS**  
REALTY GROUP

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**51 Everstone Boulevard SW**  
**Calgary, Alberta**

**MLS # A2275373**



**\$713,900**

<b>Division:</b>	Evergreen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,621 sq.ft.	<b>Age:</b>	2001 (25 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Fruit Trees/Shrub(s), Landscaped, Level, Private, Underground S		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Central Vacuum, Pantry, See Remarks, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Data, Wired for Sound		
<b>Inclusions:</b>	N/A		

Put this one on your Christmas List! X marks the spot! You will truly treasure this home! New to market, this warm and inviting new listing at 51 Everstone Boulevard SW in EVERGREEN, Calgary will give you a sense of calm as soon as your enter. Renovated, clean and comforting with room for the entire family, this 4-bed, 3.5-bath Evergreen home delivers 2,191 sqft of upgraded living space. Feel the warmth as soon as you open the door and step into this bright and sunny home. Clean and modern upgrades are evident as you'll appreciate the NEW luxury vinyl plank with custom nosing on the stairs and throughout the upper floors (2023), upgraded and NEW tile in the foyer entry way including all washrooms (2023), and plush NEW luxury carpets in the large functional basement (with it's own separate WALK-UP side entrance). ENJOY coming home this winter and cozying up with a blanket, sipping some hot chocolate by the 3 sided fireplace or cooking/entertaining guests in your upgraded kitchen featuring NEW white soft-close cabinets and drawers (2023), corner pantry, New stainless steel stove (2024) and microwave, knock-down ceilings, LED pot lights, and NEW counters with a raised eating bar. With 3.5 baths there are plenty of options your family and guests. All bathrooms have been renovated with New tiles, Shower and Tub facets, and Dual Flush Toilets (2025)! The fully finished walk-up basement includes a 4th bedroom, renovated 4pc bath, spacious rec room with large windows, and its own Separate side walk-up entrance—great for future suite options (Subject to Municipality requirements for a secondary suite), hosting out of town guests or perfect for a growing family with teens that want their own space. Upstairs you'll appreciate the vaulted ceilings in the bonus room, wired for speakers and a great spot for a home

entertainment system. Gas line rough-in for 2nd fireplace and big windows are an added bonus! Another full bathroom + 3 more bedrooms including a large primary bedroom retreat with it's own full 4 pc ensuite and walk-in closet complete the upper floor. Out back, enjoy a sunny south facing yard featuring a large wooden deck—perfect for a gazebo or full patio set—plus a concrete BBQ patio leading you to the big sunny yard and four fruit trees (plum, pear, apple, cherry) for your future mini orchard desires. A new fence on all 3 sides (2023) with gates and a back alley for extra space and privacy. Other recent updates include a new roof and siding (2021) and new water tank and humidifier (2021). Separate enclosed laundry space and central vac included. Located at 51 Everstone Blvd. S.W., this ideal location easy access in and out of the community, perfect for the busy family. You're just minutes from schools, shopping, Fish Creek Park, and Bus stops and the LRT stations. This is the home you will treasure for years to come! Move in and enjoy! Call today to book your showing!