



**GRASSROOTS**  
REALTY GROUP

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**165 Everstone Drive SW**  
**Calgary, Alberta**

**MLS # A2280953**



**\$549,900**

|                  |                                                                          |               |                   |
|------------------|--------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Evergreen                                                                |               |                   |
| <b>Type:</b>     | Residential/Duplex                                                       |               |                   |
| <b>Style:</b>    | 2 Storey, Attached-Side by Side                                          |               |                   |
| <b>Size:</b>     | 1,278 sq.ft.                                                             | <b>Age:</b>   | 2003 (23 yrs old) |
| <b>Beds:</b>     | 3                                                                        | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | Alley Access, Double Garage Detached, Garage Door Opener, Oversized, Plu |               |                   |
| <b>Lot Size:</b> | 0.07 Acre                                                                |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Paved, Rectang  |               |                   |

|                    |                                                                                                                      |                   |     |
|--------------------|----------------------------------------------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air                                                                                                           | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Vinyl Plank                                                                                                  | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                      | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full                                                                                                                 | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Brick, Vinyl Siding, Wood Frame                                                                                      | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                                                                                      | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Chandelier, Closet Organizers, Laminate Counters, No Smoking Home, Pantry, Storage, Vinyl Windows, Walk-In Closet(s) |                   |     |

**Inclusions:** Hot Tub

Welcome to this beautifully renovated, light-filled semi-detached home in the highly sought-after community of Evergreen. Thoughtfully updated from top to bottom, this three-bedroom half duplex perfectly blends modern finishes with warmth, comfort, and everyday functionality—truly a home you can move into and enjoy from day one. From the moment you arrive, the charming curb appeal and tasteful exterior set the tone. Step inside and you’re immediately greeted by a bright, welcoming foyer that opens into a sun-drenched living room, where large windows allow natural light to pour in throughout the day. Fresh paint, new luxury vinyl flooring, updated lighting, modern door hardware, and stylish finishes create a clean, contemporary aesthetic while still feeling inviting and warm. The refreshed kitchen is both beautiful and functional, featuring a new backsplash, updated faucet, a brand-new refrigerator, ample cabinetry and counter space, and a large step-in butler’s pantry—a rare and highly desirable feature. With room for a kitchen table, this space is ideal for casual family meals, morning coffee or evenings spent entertaining. Convenient main-floor laundry room comes with a new stacked LG washer/dryer which adds to everyday ease, with additional hookups available in the basement. Upstairs, natural light continues to shine through three generously sized bedrooms. The oversized primary retreat offers a peaceful escape complete with a walk-in closet, while two additional well-proportioned bedrooms, a full bathroom, and a linen closet complete the upper level—perfect for families, guests, or a dedicated home office. The partially finished basement expands your living space with new flooring, a spacious recreation area, and a cleverly designed hidden office or workshop tucked behind a built-in

bookshelf&mdash;a truly unique and functional touch. The basement is insulated and ready for further development if desired. Major mechanical upgrades provide peace of mind, including a new furnace, hot water tank, and roof, all replaced within the last six years or less. Step outside to your west-facing backyard oasis, where sunshine fills your afternoons and evenings. The stunning 16-foot deck with pergola is perfect for entertaining, relaxing, or enjoying quiet moments outdoors. And yes&mdash;you are reading this right&mdash;the Jacuzzi J-245 seven-seater hot tub, only two years old, is included with the home! Completing this exceptional package is a newly built 22&rsquo; x 22&rsquo; oversized garage, offering abundant space for vehicles, storage, or a workshop. Ideally located close to parks, playgrounds, schools, and everyday amenities, this Evergreen gem truly checks every box. This is more than a home&mdash;it&rsquo;s a lifestyle filled with light, comfort, and thoughtful design. Book your private showing today and come on Buy!