



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**28 Everstone Way SW**  
**Calgary, Alberta**

**MLS # A2284656**



**\$525,000**

|                  |                                                                |               |                   |
|------------------|----------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Evergreen                                                      |               |                   |
| <b>Type:</b>     | Residential/House                                              |               |                   |
| <b>Style:</b>    | 2 Storey                                                       |               |                   |
| <b>Size:</b>     | 1,375 sq.ft.                                                   | <b>Age:</b>   | 2001 (25 yrs old) |
| <b>Beds:</b>     | 4                                                              | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Off Street                                                     |               |                   |
| <b>Lot Size:</b> | 0.09 Acre                                                      |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Front Yard, Lawn, Level, Street Lighting |               |                   |

|                    |                                                   |                   |     |
|--------------------|---------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air                                        | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Laminate, Tile, Vinyl                     | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt                                           | <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>   | Laminate Counters, No Smoking Home, Vinyl Windows |                   |     |

**Inclusions:** Pergola, Shed, Wood Burning Firepit, Freezer

Situated just one door down from an expansive greenspace with a playground, basketball court and walking paths, this is a fantastic family home in a location that truly stands out. Upon entry, you're welcomed by a bright two-storey ceiling open to the upper level, with large south-facing front windows that flood the home with natural light. Unique for homes in this area, the main floor offers both a front sitting room with bay windows and a separate family room, providing flexible spaces for everyday living and entertaining. The spacious kitchen features original oak cabinetry that adds warmth and character, paired with newer appliances for peace of mind, and opens to a generous dining area with room for a full-size table overlooking the backyard. Designed with entertaining in mind, the layout flows seamlessly to the family room, anchored by a cozy gas fireplace, with easy access to the rear patio and sit-up bar&mdash;perfect for hosting or enjoying quiet mornings and evenings at home. A private and convenient 2-piece bathroom completes the main floor. Upstairs, the large primary bedroom is tucked at the back of the home and features its own 3-piece ensuite, while two additional good-sized bedrooms, one boasting bay windows and a 4-piece bathroom complete the upper level. The fully finished basement offers laundry at the base of the stairs, a spacious recreation area and a fourth bedroom. Outside, the backyard includes a large deck with pergola, a wood-burning fire pit, plenty of grassy space, a shed and parking for two vehicles. Additional updates include roof and eaves (2012). Located walking distance to excellent schools, parks and shopping. Providing easy access to major roads out and into the city as well as transit. This home is a must see. Checkout the 3D Virtual Tour and book your showing today.

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