



**183 Everglen Rise SW
Calgary, Alberta**

MLS # A2296677



\$599,900

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,313 sq.ft.	Age:	2004 (22 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Corner Lot, Landscaped, Lawn, Level, Paved, Rectangular Lot, S		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows, Wet Bar		

Inclusions: Hot Tub and Cover "as is"

*** OPEN HOUSE SAT & SUN MARCH 28th & 29th 1-3pm*** Welcome to this stunning renovated former show home, perfectly situated on an oversized corner lot that immediately captures attention. With over 1,900 square feet of professionally developed living space, this 3 bedroom, 3.5 bathroom residence showcases custom architectural features and thoughtful upgrades throughout. The main level greets you with a cozy corner gas fireplace in the living room, complemented by new laminate flooring that flows seamlessly into the two-piece bathroom, kitchen, and dining area. The updated kitchen is a true showpiece, featuring quartz countertops, rich dark maple cabinetry, a functional preparation island, pantry, double sinks, and sleek stainless steel appliances. The bright and spacious dining area offers convenient access to a generous backyard, perfect for entertaining and outdoor gatherings. Wide staircases lead upstairs to the bedrooms and downstairs to a professionally finished lower level by Stepper Homes, complete with a family room, wet bar, office area, laundry room, and a full bathroom. The expansive primary bedroom boasts double closets and a three-piece ensuite, while two additional bright bedrooms feature large closets and share a four-piece bathroom. Notable upgrades include a newer roof installed in 2023, quartz counter tops thru-out the home, and the property sits on an impressive thirty-five-foot-wide lot with a beautiful double car garage. The location offers exceptional convenience near major ring roads and shopping corridors, all at a remarkably affordable price point. This home truly has it all. Schedule your private viewing today and discover your new home sweet home!