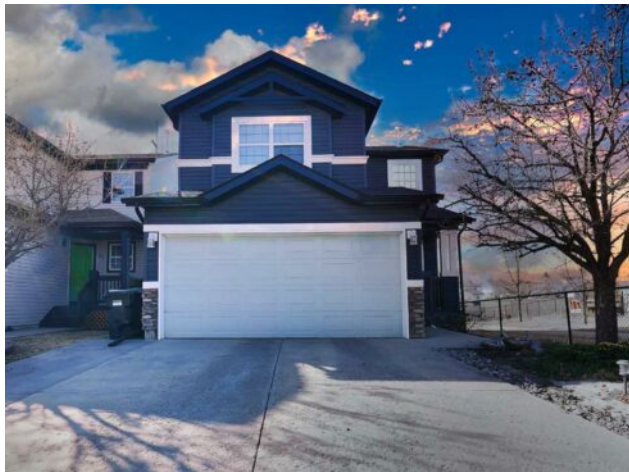




**63 Everstone Rise SW
Calgary, Alberta**

MLS # A2204730



\$659,900

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,510 sq.ft.	Age:	2003 (22 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Front Yard, Garden, Landscaped, Rectangular Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan, Storage		

Inclusions: None

Beautifully Maintained 4-Bedroom Family Home in Evergreen. Welcome to this stunning four-bedroom, two-and-a-half-bathroom home in the highly sought-after community of Evergreen! Perfectly situated near Fish Creek Provincial Park, Spruce Meadows, and offering quick access to Elbow Valley and Bragg Creek via Stoney Trail/22X, this home combines convenience with a vibrant, family friendly neighborhood. A short drive takes you to Shawnessy, shopping Centre and Costco for all your shopping needs. Step inside to an inviting two-story entrance and an open-concept layout filled with natural light. The spacious kitchen features a large corner pantry and a raised island, ideal for quick meals or gathering with family. The dining area flows seamlessly onto a private deck - perfect for summer BBQs and entertaining. Upstairs, a generous bonus room sets the stage for cozy movie nights, while the primary suite offers a walk-in closet with a built-in dresser and a full en-suite bathroom. Two additional bedrooms and another full bathroom complete the upper level. The fully developed basement includes a spacious rec room/den and a large bedroom, offering extra living space for guests or a growing family. This home boasts numerous upgrades, including all-new siding, a new roof, and eaves (2022). The furnace and hot water tank have been replaced, along with a newer fridge and dryer. Recently installed luxury vinyl plank flooring and fresh paint add a modern touch. Outside, the beautifully landscaped, low-maintenance front yard showcases blooms from spring through autumn. The south-facing backyard is a gardener's dream, featuring two raised garden beds—one for vegetables and another perfect for sunflowers or tomatoes. Enjoy evenings on the private patio with a fire pit, all while backing onto a bike path with no direct neighbors on two sides. Located in a

welcoming, family-oriented community where neighbors are friendly and always ready to lend a hand, this home is a rare find. Don't miss the opportunity to make it yours—schedule a showing today!