

257 Everglen Rise SW
Calgary, Alberta

MLS # A2218405



\$599,000

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|------------------|---------------------------------------|---------------|-------------------|
| Division: | Evergreen | | |
| Type: | Residential/House | | |
| Style: | 4 Level Split | | |
| Size: | 1,026 sq.ft. | Age: | 2006 (19 yrs old) |
| Beds: | 3 | Baths: | 3 |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.08 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Street Lighting | | |

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|--------------------|--|-------------------|-----|
| Heating: | Forced Air | Water: | - |
| Floors: | Ceramic Tile, Laminate, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full, Walk-Up To Grade | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | No Smoking Home, Pantry, Quartz Counters, Vaulted Ceiling(s) | | |

Inclusions: N/A

OPEN HOUSE SAT JUNE7TH FROM 2 TO 4. This beautiful home with over 2,000 sq ft of finished living space offers 3 bedroom +office(IT CAN BE USED LIKE 4TH BEDROOM), 3 full bathrooms, 4 level split home walk up to grade fully finished basement is on a quiet crescent directly across from park/playground. The moment you step inside you will be greeted by nice updates throughout give it a modern cozy feel that is sure to make you feel right at home. The main floor features a large living room and vaulted ceiling. Stylish vinyl plank Deluxe flooring thru main floor and upper level, quartz counters in the kitchen and in all 3 bathrooms, newer SS appliances(3 years old), new undermount sinks in kitchen and all bathrooms and new faucets. There are two good sized bedrooms up with a 4 pcs ensuite for the Master bedroom and very spacious walk in closet & a full bathroom for the second bedroom. As you make your way to the 3rd level, you'll find a great sized family room with gas fireplace with refinished mantle, office/den, another full bathroom & walk-up door to the sunny west facing yard and patio area! You will find another huge bedroom in the basement. This home is freshly painted, with large lighted crawl space has double detached garage, new roof(2021), newer water tank(2018) and newer washer/dryer(3 years old) and a prepaid home security account. Walking distance to Sobey, Starbucks, Medical Centre, to schools and bus stop and easy access to Stoney Trail. Short drive to Costco and Kananskis and short walk to Fish Creek Park. Directions: