

# \$730,000 - 64 Everglen Rise Sw, Calgary

MLS® #A2206497

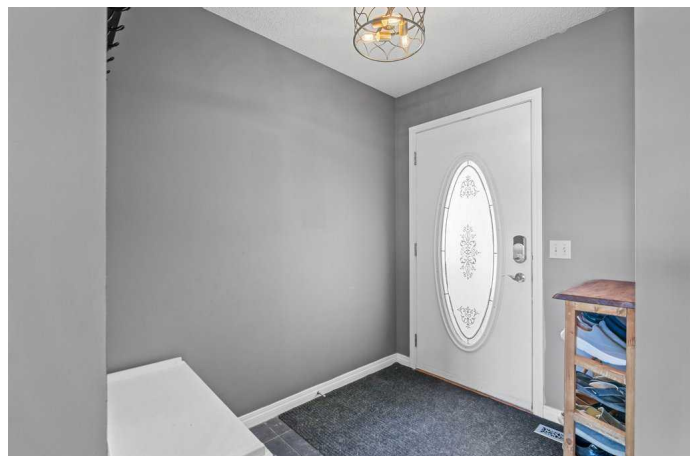
## \$730,000

3 Bedroom, 3.00 Bathroom, 1,808 sqft

Residential on 0.13 Acres

Evergreen, Calgary, Alberta

OPEN HOUSE SATURDAY APRIL 26TH - 12:00 TO 3:00. Welcome to this beautiful home in the ever-popular community of Evergreen. This home offers over 2400 Sq ft of LIVING SPACE on a LARGE 5769.5 Sq Ft lot which backs onto extensive green space. Walk into the spacious foyer which then leads into an inviting open concept main level with lots of natural lighting. There is plenty of west facing windows with elegant white shutter blinds on all main floor windows. The Livingroom offers a gas fireplace to enjoy those cooler evenings, the bright Kitchen features ample cabinetry with breakfast bar island, Stainless Steel appliances and a good size pantry. The cozy dining area has large windows and access to the large back deck with pergola and large green space for children and pets to play in. Storage shed provides additional space for garden and yard storage. Main level also offers a half bath. The upper level is very well designed with Master bedroom with full bath and walk-in closet, 2 more good size bedroom, 2nd full bath and the laundry room is an added touch. Large bonus room with attached den provides a growing family with plenty of room to enjoy playing and watching family movies. The fully finished basement offers a large rec room and great size storage room with full shelving. The fully insulated and drywalled heated double garage is complete with lots of built-in work bench and cabinets which provides plenty of storage and efficient working space. The home has a



Central Vacuum system, CENTRAL AIR CONDITIONER for added year-round comfort and underground irrigation system. Evergreen is a fantastic established community, minutes to beautiful Fish Creek Park, nearby schools, shopping, transit and more, and easy access to Stoney Trail. Don't miss out - schedule your private viewing.

Built in 2005

### Essential Information

MLS® #	A2206497
Price	\$730,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,808
Acres	0.13
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	64 Everglen Rise Sw
Subdivision	Evergreen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 4Z4

### Amenities

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached, Front Drive, Heated Garage, Insulated
# of Garages	2

## Interior

Interior Features	Breakfast Bar, Central Vacuum, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Landscaped, No Neighbours Behind, Private, Underground Sprinklers, Irregular Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame, Shingle Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	March 28th, 2025
Days on Market	37
Zoning	R-G
HOA Fees	105
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Greater Calgary Real Estate
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