

**39 Everstone Rise SW
Calgary, Alberta****MLS # A2252189****\$659,900**

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,778 sq.ft.	Age:	2003 (22 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	No Neighbours Behind, Pie Shaped Lot		

Heating:	Forced Air
Floors:	Carpet, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full, Unfinished
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan

Water: -**Sewer:** -**Condo Fee:** -**LLD:** -**Zoning:** R-G**Utilities:** -**Inclusions:** n/a

Welcome to 39 Everstone Rise SW, a rare opportunity to own a home in one of Calgary's most desirable communities, Evergreen. Here, you get the best of both worlds: the comfort and convenience of an established neighborhood, where schools, shopping, hospitals, parks, and transit are all just minutes away, combined with the look, the feel, and the functionality of a brand-new build. This home has been completely renovated from top to bottom, meaning you don't have to lift a finger, just move right in and start living. From the moment you step inside, you'll notice the bright open layout, brand-new LVP flooring, freshly painted walls, updated lighting throughout, and a spacious kitchen that truly steals the show. With sleek new cabinetry, quartz countertops, and appliances that have never been used, you'll be the very first to enjoy this stunning kitchen. Upstairs, the home continues to impress with a thoughtfully designed layout that separates a large family room, perfect for cozy movie nights, from three generously sized bedrooms, including a private primary suite. The master bedroom is a true retreat, with oversized windows that flood the space with natural light and offer views of the foothills. Paired with a walk-in closet and a stylish ensuite, it's everything a modern homeowner could ask for. What makes this property truly stand out is its rare pie-shaped lot. Unlike the smaller lots found in most new builds today, this home offers a backyard with space to breathe, play, and entertain. The landscaping is already in place, the fencing and deck are ready to go, and the outdoor living here feels just as inviting as the inside. Homes like this, fully renovated, move-in ready, perfectly located, and sitting on a lot this size don't come to market often in Evergreen. This is your chance to own a property that combines timeless value with modern

upgrades, all at a price that makes sense. Book your private showing today and see for yourself why this home is the perfect fit for your family.