

88 Everstone Rise SW
Calgary, Alberta**MLS # A2253960****\$500,000**

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,273 sq.ft.	Age:	2003 (22 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Alley Access, None		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, City Lot, Cleared, Front Yard, Level, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Pantry, Vinyl Windows		

Inclusions: SOLAR PANELS

OPEN HOUSE SEPT 6/7 1-3PM | Incredible value in Evergreen! This beautifully updated and immaculately maintained four bedroom, two and a half bath detached home showcases a blend of modern comfort and thoughtful upgrades, including Net Positive solar panels, eye catching permanent LED exterior lighting, a durable roof replaced just five years ago, and brand new stainless steel appliances including a dishwasher, stove, and microwave. The main level boasts a bright, open concept layout with a spacious living area and a functional kitchen perfect for entertaining. Upstairs features a generous primary suite with double closets, along with two additional well sized bedrooms and another full bathroom. The fully developed basement offers a versatile recreation space, fourth bedroom, third bathroom, and dedicated laundry area ideal for guests, teens, or a home office. Outside, enjoy a massive sun drenched deck and a fully fenced backyard with ample room for future garage development. Perfectly located just steps from schools, shopping, Fish Creek Park, and transit access, this property also offers quick access to restaurants and the C Train making it ideal for families, professionals, and commuters. Some Photos Virtually Staged