

64 Everglen Rise SW Calgary, Alberta

MLS # A2261022



\$648,800

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,768 sq.ft.	Age:	2005 (20 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, 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:	Breakfast Bar, Kitchen Island, Quartz Counters		

Inclusions: shelves in garage, Reznor gas heater, underground sprinklers

Welcome to Evergreen – Where Lifestyle Meets Convenience! This fabulous two-owner home is fully finished and beautifully maintained, offering nearly 1,800 sq. ft. above grade plus an additional 500 sq. ft. of developed living space below. Nestled in one of Calgary’s most desirable communities, this property combines comfort, functionality, and an exceptional location. The main floor features an inviting open concept design with a cozy center gas fireplace—perfect for cool fall evenings. Freshly painted with new light fixtures, the home is move-in ready and designed for modern living. The kitchen, dining, and living areas flow seamlessly, making it ideal for both everyday family life and entertaining guests. Upstairs you’ll find three generous bedrooms, a sun-filled bonus room, and a convenient laundry space with custom cabinetry. A clever split layout creates a private office or flex space separate from the bedrooms, adding versatility for today’s busy lifestyle. The fully developed basement offers even more living space, easily transformed into a playroom, games area, theatre, or home gym. Outside, the property offers a huge fenced backyard, an oversized driveway, and a heated garage with 220 wiring and an over-height door. With a newer roof and siding, the home is move-in ready with major updates already taken care of. Location is everything, and this home delivers. With quick and easy access to Stoney Trail, commuting anywhere in the city is a breeze, while still being just minutes from the new Taza development, Costco, Gold’s Gym, restaurants, and shopping. Fish Creek Park and the community’s parks and pathways are right at your doorstep, and families will appreciate excellent access to public, Catholic, and private schools. For outdoor enthusiasts, the mountains are just 20 minutes away,

making weekend adventures effortless. This is an incredible opportunity to own a spacious, updated home in the growing and sought-after community of Evergreen. Don't miss your chance—schedule your showing today. This home truly offers everything plus a/c, underground sprinklers and a yard that is ideal for entertaining and relaxing in!