

# \$649,900 - 63 Everstone Rise Sw, Calgary

MLS® #A2204730

**\$649,900**

4 Bedroom, 3.00 Bathroom, 1,510 sqft

Residential on 0.09 Acres

Evergreen, Calgary, Alberta

Beautifully Maintained 4-Bedroom Family Home in Evergreen. Welcome to this stunning four-bedroom, two-and-a-half-bathroom home in the highly sought-after community of Evergreen! Perfectly situated near Fish Creek Provincial Park, Spruce Meadows, and offering quick access to Elbow Valley and Bragg Creek via Stoney Trail/22X, this home combines convenience with a vibrant, family friendly neighborhood. A short drive takes you to Shawnessy, shopping Centre and Costco for all your shopping needs.

Step inside to an inviting two-story entrance and an open-concept layout filled with natural light. The spacious kitchen features a large corner pantry and a raised island, ideal for quick meals or gathering with family. The dining area flows seamlessly onto a private deck - perfect for summer BBQs and entertaining. Upstairs, a generous bonus room sets the stage for cozy movie nights, while the primary suite offers a walk-in closet with a built-in dresser and a full en-suite bathroom. Two additional bedrooms and another full bathroom complete the upper level. The fully developed basement includes a spacious rec room/den and a large bedroom, offering extra living space for guests or a growing family. This home boasts numerous upgrades, including all-new siding, a new roof, and eaves (2022). The furnace and hot water tank have been replaced, along with a newer fridge and dryer. Recently installed luxury vinyl plank flooring and fresh paint add



a modern touch. Outside, the beautifully landscaped, low-maintenance front yard showcases blooms from spring through autumn. The south-facing backyard is a gardener's dream, featuring two raised garden beds—one for vegetables and another perfect for sunflowers or tomatoes. Enjoy evenings on the private patio with a fire pit, all while backing onto a bike path with no direct neighbors on two sides. Located in a welcoming, family-oriented community where neighbors are friendly and always ready to lend a hand, this home is a rare find. Don't miss the opportunity to make it yours—schedule a showing today!

Built in 2003

### Essential Information

MLS® #	A2204730
Price	\$649,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,510
Acres	0.09
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	63 Everstone Rise Sw
Subdivision	Evergreen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 4J8

## Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Kitchen Island, No Smoking Home, Open Floorplan, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Window Coverings, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Garden, Private Yard
Lot Description	Garden, Landscaped, Rectangular Lot, Street Lighting, Front Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 25th, 2025
Days on Market	34
Zoning	R-G
HOA Fees	105
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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