



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**92 Everstone Rise SW**  
**Calgary, Alberta**

**MLS # A2311431**



**\$549,988**

|                  |                      |               |                   |
|------------------|----------------------|---------------|-------------------|
| <b>Division:</b> | Evergreen            |               |                   |
| <b>Type:</b>     | Residential/House    |               |                   |
| <b>Style:</b>    | Bi-Level             |               |                   |
| <b>Size:</b>     | 907 sq.ft.           | <b>Age:</b>   | 2003 (23 yrs old) |
| <b>Beds:</b>     | 3                    | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Parking Pad          |               |                   |
| <b>Lot Size:</b> | 0.08 Acre            |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard |               |                   |

|                    |                          |                   |      |
|--------------------|--------------------------|-------------------|------|
| <b>Heating:</b>    | Central, Natural Gas     | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Vinyl Plank              | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle          | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                     | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame | <b>Zoning:</b>    | R-1N |
| <b>Foundation:</b> | Poured Concrete          | <b>Utilities:</b> | -    |
| <b>Features:</b>   | No Smoking Home          |                   |      |

**Inclusions:** none

Welcome to this exceptionally well-kept walkout bi-level in the desirable community of Evergreen, offering over 1,700 sq. ft. of developed living space and a LEGAL WALKOUT SUITE &mdash; an excellent opportunity for homeowners and investors alike. The bright and spacious main floor features large windows throughout, filling the home with natural light. Enjoy the inviting living room with a cozy gas fireplace, a generous dining area, and a spacious kitchen complete with black appliances, pantry, and plenty of cabinet space. Two bedrooms are located on the main level, including a large primary bedroom, along with a 4-piece bathroom and convenient main floor laundry. Step out onto the HUGE BALCONY, perfect for morning coffee or summer entertaining. The fully developed walkout basement offers great flexibility with a SEPARATE ENTRANCE, kitchen, large bedroom, spacious recreation/living area, 4-piece bathroom, laundry, and additional storage space. The covered patio leads to the backyard and parking area, adding to the home's functionality and appeal. Located close to schools, shopping, parks, playgrounds, and public transit, this property offers outstanding value in a family-friendly neighbourhood. Whether you're looking for a comfortable home with income potential or a solid investment property, this one is a must see.