



GRASSROOTS

REALTY GROUP

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**131 Everglen Rise SW
Calgary, Alberta**

MLS # A2319461

\$580,000



Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,322 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Street Light		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Storage, Track Lighting, Walk-In Closet(s)		

Inclusions: None

Beautifully updated single-family home in Evergreen with a fully finished basement, oversized double garage, and excellent indoor, outdoor flow in a family friendly Southwest Calgary community near Fish Creek Provincial Park. Step into a bright front living room with hardwood floors running throughout the main level, creating a warm and cohesive feel the moment you walk in. Large windows on both the front and back of the home bring in natural light all day and make the main floor feel open and airy. At the rear, an open kitchen and dining area offer plenty of space for family meals and entertaining, with upgraded appliances adding a modern touch. Additional updates such as newer carpet, fresh paint and new humidifier. Doors off the dining area lead directly to a large deck, extending your living space outdoors for summer barbecues and evening relaxation. The upper level features three comfortable bedrooms, ideal for families or a home office setup. The primary bedroom includes a walk-in closet, which provides ample storage. A large 4-piece bathroom serves this level, with room to accommodate busy morning routines. Neutral finishes upstairs make it easy to move in and add your personal style. The fully finished basement adds valuable extra living space with a generous recreation room that works well as a media room, kids' play space, or home gym. An additional bedroom and full bathroom on this level are perfect for guests, teenagers, or multi-generational living. The layout offers flexibility for changing family needs over time, plus ample additional storage. Outside, the home offers a big deck overlooking a nicely sized grass yard, giving kids and pets room to play while still being easy to maintain. An oversized double garage at the back provides plenty of room for vehicles, storage, and gear for Calgary's four season lifestyle. This home is walking distance

to a children's park and a newly developed shopping plaza. The community of Evergreen offers excellent amenities, access to Fish Creek parks, pathways, schools, and everyday amenities, making it a wonderful place to call home for active families.