



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

275 Everstone Drive SW
Calgary, Alberta

MLS # A2326916



\$515,000

Division:	Evergreen		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,086 sq.ft.	Age:	2005 (21 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Gazebo, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, No Smoking Home, Pantry, Storage, Tile Counters, Vinyl Windows		
Inclusions:	None		

Welcome home to this beautifully laid-out, two-story, side-by-side duplex that perfectly blends comfort, style, and functionality. Offering two spacious bedrooms upstairs (both with their own ensuites and walk-in closets) this property delivers a fantastic sense of privacy with a smart division of space. Equipped with central air conditioning, this home keeps you perfectly cool and comfortable all summer long. The main level flows seamlessly into a backyard oasis that you truly have to see to believe. Step outside onto a massive rear patio covered by a stunning pergola—the absolute perfect setup for summer BBQs, morning coffee, or evening entertaining. Downstairs, the fully developed basement offers excellent bonus space, perfect for a cozy media room, home office, or fitness area. Complete with a detached double garage for all your parking and storage needs, this home checks every single box. Don't miss out on this absolute gem!