



GRASSROOTS
REALTY GROUP

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47 Everstone Boulevard SW
Calgary, Alberta

MLS # A2333723



\$599,999

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,352 sq.ft.	Age:	2001 (25 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Quartz Counters, Walk-In Closet(s), Wired for Sound		

Inclusions: Window Coverings

Welcome to this beautifully updated and meticulously maintained family home, ideally situated in a sought after southwest community close to parks, schools, shopping, restaurants, public transit, and major roadways for an easy commute. From the moment you arrive, you'll appreciate the pride of ownership and the many thoughtful upgrades throughout. The bright and inviting main floor features fresh paint, newer flooring, a stunning stone feature wall with a modern electric fireplace, and a beautifully renovated kitchen complete with granite countertops, newer cabinetry, and newer stainless steel appliances. A convenient main floor bathroom adds to the home's functional layout. Upstairs offers three spacious bedrooms, including a generous primary retreat with a walk in closet and a private 4 piece ensuite, as well as an additional full 4 piece bathroom for family and guests. The fully finished basement expands your living space with a huge recreation room, perfect for entertaining, a home theatre, games room, home gym, or children's play area, and is complemented by a convenient 3 piece bathroom. Additional upgrades include a newer hot water tank and an epoxy coated garage floor, creating a clean, durable, and polished space for parking or hobbies. Outside, enjoy a welcoming, family friendly neighbourhood with nearby parks, playgrounds, walking paths, schools, shopping, dining, and easy access to major routes, making everyday living both convenient and enjoyable. This move in ready home offers the perfect combination of stylish updates, functional living space, and an exceptional location—a fantastic opportunity for families and anyone looking to enjoy comfortable living in one of southwest Calgary's desirable communities.

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