

**19 Everstone Rise SW**  
**Calgary, Alberta**

**MLS # A2181966**



**\$599,900**

<b>Division:</b>	Evergreen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,325 sq.ft.	<b>Age:</b>	2003 (21 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Few Trees, Lawn, No Neighbours Behind, Street Lighting, Rectangular Lot		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Slate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

**Inclusions:** Trampoline as is, Swings as is

Location, location, location! This beautiful two-story home in the sought-after community of Evergreen is just minutes from Fish Creek Park, schools, public transportation, and the C-Train station. The home features a double-attached garage and a thoughtfully designed open-concept floor plan. The kitchen boasts a large working island with a raised eating bar, corner pantry, newer stainless steel appliances, and ample cabinet space. From the kitchen, the layout flows seamlessly into the great room and dining area, which opens to a west-facing back deck. The large fully fenced and landscaped backyard is perfect. The main level showcases slate flooring in the high-traffic areas and cozy carpet in the great room, which features a stunning stone gas fireplace. Additional conveniences include a half bath and a spacious mudroom off the garage entry. Upstairs, you'll find three generously sized bedrooms, including a large master bedroom with a walk-in closet and a 4-piece ensuite. The two additional bedrooms offer excellent closet space and share another 4-piece bath. The fully developed basement adds even more value, with a fourth bedroom, a 3-piece bath, a versatile den area, and a laundry room. This home has it all—style, space, and an unbeatable location. Don't miss your chance to view this must-see property!