

43 Everglen Rise SW
Calgary, Alberta

MLS # A2207914



\$564,999

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,379 sq.ft.	Age:	2005 (20 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Laminate Counters, No Smoking Home, Storage, Vinyl Windows		

Inclusions: Fire pit, TV mount, outdoor storage container

OPEN HOUSES HAVE BEEN CANCELLED: Welcome to beautiful Evergreen! This well-maintained two-story home awaits you - and it won't last long! Stepping inside, you will immediately notice the abundance of natural light streaming through the large front windows! Turn on your fireplace and snuggle up on those cold winter nights. Your main floor is complete with a open concept kitchen-dining room layout and a 2 piece bathroom. Saunter upstairs to two generous size bedrooms, sizeable primary, 4 piece main bath and updated 4 piece ensuite. Your developed space continues into the basement, complete with rec room, laundry room, office or bonus room, 2 piece bathroom and tons of storage! Outside, you will enjoy a large back deck and yard that awaits your late night social gatherings! Upgrades include: ROOF, SIDING, A/C UNIT, HUMIDIFIER, HOT WATER TANK, 4 PIECE ENSUITE, and MAIN FLOOR PAINT and FLOORING! Book your showing today with your favorite realtor!