

\$600,000 - 318 Everglen Rise Sw, Calgary

MLS® #A2157655

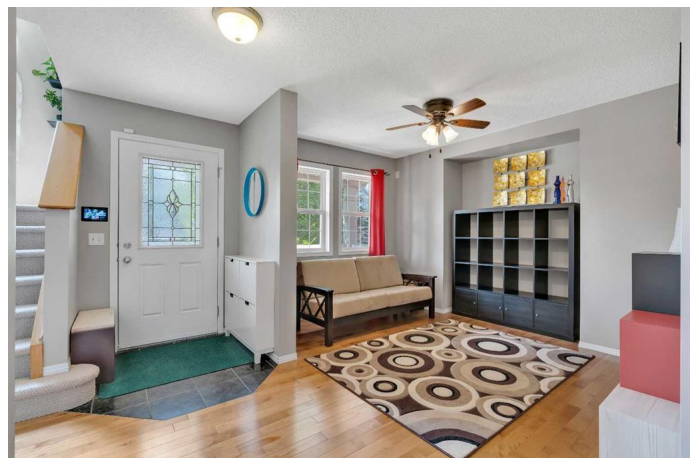
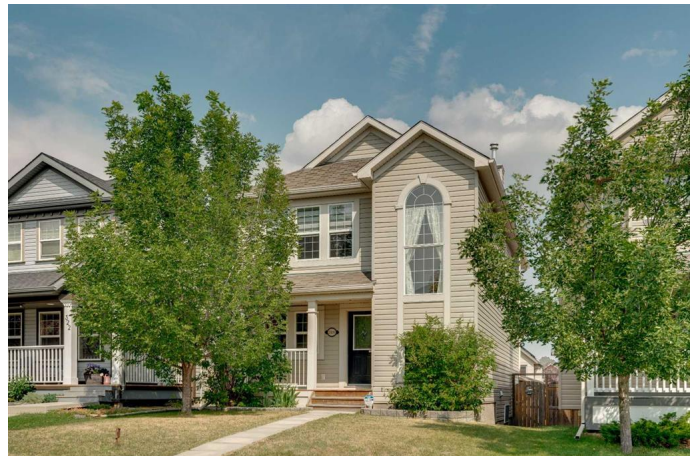
\$600,000

3 Bedroom, 4.00 Bathroom, 1,586 sqft

Residential on 0.07 Acres

Evergreen, Calgary, Alberta

FINISHED WALK-UP BASEMENT |
UPDATED KITCHEN | INSULATED &
DRYWALLED GARAGE - Welcome to this charming home in the ever-popular community of Evergreen! With nearly 1,600 square feet above grade, this property offers the perfect blend of updates and functionality. Featuring three spacious bedrooms and 3.5 baths, this residence is designed to accommodate the needs of a growing family. A covered veranda and thoughtfully designed landscaping greet you as you approach this charming home, leading into a welcoming tiled foyer. The main level offers an open-concept floor plan that seamlessly connects each space. At the front of the home, a versatile flex room can be tailored to suit your needs—whether you envision it as a formal sitting area, dining room, den, or a convenient home office. The great room features rich hardwood flooring and a cozy gas fireplace, creating an inviting atmosphere for family gatherings or quiet evenings at home. The updated kitchen is both functional and stylish, offering high-gloss cabinetry, eye-catching backsplash, sleek stainless appliances, and quartz counters. The kitchen's layout also includes a corner pantry for ample storage, and the adjacent dining nook provides easy access to a generously sized deck that overlooks the backyard, offering a perfect spot for outdoor dining or relaxation. Upstairs you'll find three spacious bedrooms, including the primary retreat featuring a walk-in closet and a



private 4-piece ensuite, complete with modern fixtures and ample space. Additionally, the upper level hosts a convenient laundry room and a full bathroom, ensuring everyday tasks are easily managed. The fully finished basement, with its separate walk-up entrance, would make a fantastic (illegal) suite, and features a home theatre room and plenty of storage, including a convenient mud room with direct access out to the yard. The fully insulated and drywalled garage provides comfort and efficiency, offering a well-maintained space for vehicles and additional storage. Evergreen is a fantastic established community, with nearby schools, shopping, transit and more, and easy access to Stoney Trail. Don't miss out! call today for a private viewing!

Built in 2006

Essential Information

MLS® #	A2157655
Price	\$600,000
Sold Price	\$626,100
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,586
Acres	0.07
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	318 Everglen Rise Sw
Subdivision	Evergreen

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 5E7

Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Garage Faces Rear

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Kitchen Island, Low Flow Plumbing Fixtures, Pantry, Quartz Counters, Storage, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full, Walk-Up To Grade

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Lane, Back Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 14th, 2024
Date Sold	August 27th, 2024
Days on Market	13
Zoning	R-1N
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX First
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