



THE
A-TEAM

**RE/MAX
FIRST**

19 EVERSTONE Rise, Calgary T2Y 4M3

MLS®#: **A2181966** Area: **Evergreen** Listing Date: **12/18/24** List Price: **\$599,900**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2003**
Lot Information
 Lot Sz Ar: **4,187 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,324**
 Low Sqft:
 Ttl Sqft: **1,324**

DOM

3
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:

Lot Feat: **Few Trees,Lawn,No Neighbours Behind,Street Lighting,Rectangular Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Fireplace(s),Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Private Yard**

Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Laminate,Slate,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Laminate Counters,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Storage,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	21`1" x 34`9"
Kitchen	Main	28`9" x 28`9"
Living Room	Main	48`2" x 42`5"
Bedroom	Second	29`3" x 34`2"
4pc Bathroom	Second	16`2" x 28`2"
4pc Ensuite bath	Second	25`5" x 16`2"
3pc Bathroom	Lower	17`6" x 28`5"

Room	Level	Dimensions
2pc Bathroom	Main	18`4" x 20`9"
Dinette	Main	23`9" x 32`10"
Pantry	Main	11`9" x 12`4"
Bedroom	Second	28`2" x 34`5"
Bedroom - Primary	Second	33`11" x 42`5"
Walk-In Closet	Second	17`9" x 14`6"
Furnace/Utility Room	Lower	16`5" x 27`1"

Bedroom	Lower	34`5" x 33`8"	Laundry	Lower	23`3" x 24`4"
Den	Lower	39`1" x 33`8"	Legal/Tax/Financial		

Title: **Fee Simple** Zoning: **R-G**

Legal Desc: **0214016**

Remarks

Pub Rmks: **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!**

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

Property Listed By: **Diamond Realty & Associates LTD.**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











