

# \$649,900 - 63 Everstone Rise Sw, Calgary

MLS® #A2204730

**\$649,900**

4 Bedroom, 3.00 Bathroom, 1,510 sqft

Residential on 0.09 Acres

Evergreen, Calgary, Alberta

Beautifully Maintained 4-Bedroom Family Home in Evergreen. Welcome to this stunning four-bedroom, two-and-a-half-bathroom home in the highly sought-after community of Evergreen! Perfectly situated near Fish Creek Provincial Park, Spruce Meadows, and offering quick access to Elbow Valley and Bragg Creek via Stoney Trail/22X, this home combines convenience with a vibrant, family friendly neighborhood. A short drive takes you to Shawnessy, shopping Centre and Costco for all your shopping needs.

Step inside to an inviting two-story entrance and an open-concept layout filled with natural light. The spacious kitchen features a large corner pantry and a raised island, ideal for quick meals or gathering with family. The dining area flows seamlessly onto a private deck - perfect for summer BBQs and entertaining. Upstairs, a generous bonus room sets the stage for cozy movie nights, while the primary suite offers a walk-in closet with a built-in dresser and a full en-suite bathroom. Two additional bedrooms and another full bathroom complete the upper level. The fully developed basement includes a spacious rec room/den and a large bedroom, offering extra living space for guests or a growing family. This home boasts numerous upgrades, including all-new siding, a new roof, and eaves (2022). The furnace and hot water tank have been replaced, along with a newer fridge and dryer. Recently installed luxury vinyl plank flooring and fresh paint add



a modern touch. Outside, the beautifully landscaped, low-maintenance front yard showcases blooms from spring through autumn. The south-facing backyard is a gardener’s dream, featuring two raised garden beds—one for vegetables and another perfect for sunflowers or tomatoes. Enjoy evenings on the private patio with a fire pit, all while backing onto a bike path with no direct neighbors on two sides. Located in a welcoming, family-oriented community where neighbors are friendly and always ready to lend a hand, this home is a rare find. Don’t miss the opportunity to make it yours—schedule a showing today!

Built in 2003

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2204730    |
| Price          | \$649,900   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,510       |
| Acres          | 0.09        |
| Year Built     | 2003        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 63 Everstone Rise Sw |
| Subdivision | Evergreen            |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2Y 4J8              |

## Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Smoking Home, Open Floorplan, Storage                                     |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                   |
| Cooling           | None                                                                                         |
| Fireplace         | Yes                                                                                          |
| # of Fireplaces   | 1                                                                                            |
| Fireplaces        | Gas                                                                                          |
| Has Basement      | Yes                                                                                          |
| Basement          | Finished, Full                                                                               |

## Exterior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Exterior Features | Garden, Private Yard                                             |
| Lot Description   | Front Yard, Garden, Landscaped, Rectangular Lot, Street Lighting |
| Roof              | Asphalt Shingle                                                  |
| Construction      | Vinyl Siding, Wood Frame                                         |
| Foundation        | Poured Concrete                                                  |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 25th, 2025 |
| Days on Market | 38               |
| Zoning         | R-G              |
| HOA Fees       | 105              |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

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