



# 294 Everglen Rise Calgary Alberta

\$599,000

Charming Home in Evergreen - Perfect for Families and Nature Lovers! This charming home greets you with a spacious front porch, ideal for enjoying summer sunsets. With 3+1 bedrooms, 3.5 bathrooms, and over 2,000 sq. ft. of living space, this home offers comfort and functionality. The main floor features large windows that fill the space with natural light, a cozy living room with a gas fireplace, and a kitchen with stainless steel appliances, an island, and ample storage. The bright dining area opens onto a large deck overlooking the backyard, perfect for entertaining. A 2-piece bathroom completes this level. Upstairs, the master bedroom includes a walk-in closet and 4-piece ensuite, accompanied by two additional bedrooms and another 4-piece bathroom. The fully finished basement provides a family room, a fourth bedroom, a 3-piece bath, laundry, and storage. Step outside to a fenced yard and an oversized double garage (21' x 21'). Located in the desirable Evergreen community near Fish Creek Park, this home is close by green spaces, playgrounds, and walking paths. Enjoy proximity to shopping, schools, Costco, and Stoney Trail. Don't miss out--this home has it all! (id:6769)

Recreational, Games room 11.50 Ft x 14.58 Ft  
Furnace 14.42 Ft x 4.75 Ft  
Bedroom 9.00 Ft x 10.42 Ft  
Other 4.00 Ft x 7.67 Ft  
3pc Bathroom 4.33 Ft x 10.33 Ft  
Other 5.08 Ft x 7.50 Ft  
Living room 14.67 Ft x 15.58 Ft  
Kitchen 12.17 Ft x 8.75 Ft  
Dining room 8.83 Ft x 9.17 Ft

Other 7.17 Ft x 3.67 Ft  
2pc Bathroom 5.00 Ft x 4.75 Ft  
Bedroom 10.08 Ft x 8.92 Ft  
4pc Bathroom 7.83 Ft x 4.92 Ft  
Bedroom 12.00 Ft x 9.33 Ft  
Primary Bedroom 15.08 Ft x 11.75 Ft  
Other 5.75 Ft x 4.92 Ft  
4pc Bathroom 7.92 Ft x 4.92 Ft

Listing Presented By:



Originally Listed by:  
Homecare Realty Ltd.



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca