



GRASSROOTS
REALTY GROUP

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304 Eversyde Circle SW
Calgary, Alberta

MLS # A2222200



\$619,900

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,281 sq.ft.	Age:	2005 (20 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Alley Access, On Street, Oversized, Single Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Low Maintenance		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Pantry, See Remarks, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Nestled in the tranquil community of Evergreen, this stunning 2 Storey home offers an unparalleled living experience with its impressive array of upgrades (too many to mention). The neighborhood boasts numerous parks, pathways, and playgrounds, making it an ideal location for families and outdoor enthusiasts alike. After you walk up the front path through the low maintenance yard that includes underground irrigation, weather sensors and drip irrigation for hanging pots, you'll step into your new home. You will be greeted by a bright and inviting entryway with a half bath and plenty of storage space. The beautifully updated kitchen is a chef's dream, with granite countertops, stainless steel appliances, and a convenient coffee bar. Throughout the main floor new luxury Vinyl Plank flooring was added to give the space that polished feel. The dining area provides the perfect setting for intimate dinners or large gatherings with loved ones. Enjoy the living room with its cozy gas fireplace that creates a warm and welcoming ambiance, perfect for those cold winter evenings. The new carpet going up the stairs and throughout the second level and basement adds a touch of elegance and sophistication to the space. On the second level you'll find two spacious bedrooms and a huge primary suite along with a walk-in closet and a Jack & Jill 4-piece bath. The completely renovated lower level of the home features an additional bedroom, recreation area and a 3-piece bathroom, offering versatile living space for a growing family or accommodating guests. The basement also provides ample storage space, ensuring that everything has its place. Walk out the back sliding door onto the deck, perfect for entertaining or simply enjoying the beautifully landscaped yard. Truly one of the standout features on this property is the new all-season office/studio with upgraded windows and

double doors, think of the possibilities. Oh, and let's not forget about the newly built garage with an upgraded insulated door for extra protection and loads of additional storage space. Situated in a prime location, this home offers easy access to Stoney Trail, Fish Creek Park, shopping centers, and schools of all levels, making it the perfect choice for those seeking a balance of comfort, convenience, and natural beauty. Don't miss the opportunity to make this exceptional home your own. Schedule a viewing today and experience the quality and craftsmanship that awaits you in Evergreen.