



GRASSROOTS
REALTY GROUP

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12 Eversyde Way SW
Calgary, Alberta

MLS # A2238463



\$629,900

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,812 sq.ft.	Age:	2003 (22 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Level, See Remarks, Street Light		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, No Animal Home, No Smoking Home, Pantry, Storage, Vinyl Windows		

Inclusions: Central A/C

Welcome to this beautiful, updated and well-maintained family home featuring a double attached garage in the desirable Evergreen community. Step inside to discover an inviting two-story entrance and open-concept layout filled with natural light throughout. The main floor showcases stunning hardwood flooring and a spacious maple kitchen equipped with white appliances, large pantry, and raised island overlooking the living room. The generous living space features a gas stone-faced fireplace, while the dining area flows seamlessly through a patio door onto an expansive back deck perfect for entertaining and summer barbecues. A convenient two-piece bathroom with full-size washer and dryer plus garage access completes this level. Upstairs, you'll find a generous bonus room ideal for family gatherings, plus the primary bedroom with four-piece ensuite bath and walk-in closet. Two additional bedrooms and another four-piece bathroom complete the upper floor. The unfinished basement offers tremendous potential and ample storage space. Recent updates include new shingles and siding installed just a few years ago, with the furnace, hot water tank, and central air conditioning all recently replaced. This three-bedroom, two-and-a-half-bathroom home combines comfort with modern efficiency. The Evergreen community offers exceptional amenities including area schools, playgrounds, parks, and walking and biking pathways. Convenient shopping plazas meet daily needs, while easy access to Stoney Trail, Fish Creek Park, and major retailers provides the perfect blend of convenience and lifestyle. This property represents an outstanding opportunity to own a move-in ready home in one of Calgary's most sought-after neighborhoods.

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