



GRASSROOTS
REALTY GROUP

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176 Eversyde Circle SW
Calgary, Alberta

MLS # A2242686



\$570,000

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,368 sq.ft.	Age:	2004 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, High Ceilings, No Animal Home, No Smoking Home, Pantry, Quartz Counters		

Inclusions: None

4 BEDROOMS | 3 1/2 BATHROOMS | 2-STOREY | 1,987 SQFT OF LIVING SPACE | FULLY DEVELOPED BASEMENT | OVERSIZED DOUBLE DETACHED GARAGE | QUIET STREET | Welcome to this charming starter home located in the desirable community of Evergreen. Offering 1,987 sqft of thoughtfully designed living space across all levels, this 2-storey home is perfect for growing families. Nestled on a quiet street, the home is just blocks from local schools, parks, amenities, and offers easy access to Stoney Trail, Fish Creek Park, and shopping centres. Step inside to a bright and inviting main floor, complete with vinyl plank flooring and an open-concept layout. The kitchen is equipped with quartz countertops, a pantry, and a breakfast bar, perfect for meal prep or entertaining. The adjacent dining space offers direct access to the large back deck with pergola, a great spot for summer BBQs or relaxing evenings. A cozy front den and a convenient 2-piece powder room complete the main floor. Upstairs, you'll find three generously sized bedrooms, including a sunlit primary suite with large windows and a 3-piece ensuite. Two additional bedrooms and a 4-piece bathroom provide space and comfort for the whole family. Carpet throughout the upper level adds warmth and coziness. The fully developed basement adds valuable versatility with a fourth bedroom, spacious recreation room, a 3-piece bathroom, and laundry area, ideal for guests, teens, or a home gym setup. You will also enjoy the central vacuum system. An oversized double detached garage adds convenience and storage, while the large deck and pergola offers the perfect outdoor retreat. Whether you're looking for space, location, or lifestyle, this home is perfect as your first home or for a growing family. Book your showing today!

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