



GRASSROOTS
REALTY GROUP

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77 Eversyde Close SW
Calgary, Alberta

MLS # A2245748



\$739,900

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,160 sq.ft.	Age:	2005 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Crown Molding, Double Vanity, French Door, High Ceilings, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Vinyl Windows		
Inclusions:	none		

Fantastic family home located at the end of the green field of the Evergreen School, and ready for the new family to move in before school starts! The whole house has been freshly painted, new vinyl plank flooring was just installed on the second floor and in the basement, together with the original hardwood floor on the main floor, there is no carpet in this house! The main floor has an open and practical layout, entering the home you are welcomed by the bright entrance. The family office conveniently located by the entrance, you will love the double french door that provides privacy and lets the lights in. The kitchen is open to the dining and living room, with a central island with breakfast bar. The fireplace in the living room adds warmth and coziness for winter nights. The laundry room is located beside the spacious mudroom, and there is a big walk through pantry. The whole main floor is covered with a rich colored hardwood floor. The patio door leads to a big deck in the south backyard, the large and fully fenced backyard is perfect for kids to play, for you to grow a beautiful garden and entertain friends. Upstairs there is a big and bright bonus room providing another space for kids to play and family to hang out. The primary suite is south facing, with lots of sunlight, a huge ensuite that has double sinks, a corner bathtub, and a large separate shower. The two other bedrooms are also good sized, and there is a full bath. The basement is fully finished with a large bedroom, a huge rec room and there is still lots of space for storage. The roof was replaced in 2021, vinyl siding was partially replaced in 2021, hot water tank was installed in 2023, there is also a radon gas mitigation system installed recently. If walking to school with your little ones is what your heart desires, check this house out! Priced to sell, vacant and move in ready!

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