



GRASSROOTS
REALTY GROUP

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250 Eversyde Close SW
Calgary, Alberta

MLS # A2246568



\$677,000

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Evergreen | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,823 sq.ft. | Age: | 2005 (20 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Additional Parking, Concrete Driveway, Double Garage Attached, Garage Door Opener | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | Corner Lot | | |

| | | | |
|--------------------|--|-------------------|-----|
| Heating: | Central, Electric, Fireplace(s), Forced Air, Humidity Control, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Separate/Exterior Entry, Finished, Full, Suite, Walk-Out To Grade | LLD: | - |
| Exterior: | Concrete, Log, Vinyl Siding, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Kitchen Island, Pantry, Separate Entrance | | |

Inclusions: Ceiling Fan(S), Central Vacuum/Attachments, Garage Door Opener, Humidifier, HVAC System, Central A.C., Storage

This upgraded 4-bed, 3.5-bath stunner won't last long! Sitting proudly on a sun-soaked corner lot with no rear neighbours, this immaculate family home checks all the boxes – and then some! Your Dream Home Awaits – Now at a New Price! Bright. Spacious. Private. Loaded with upgrades. This fully finished gem with a walk-up basement and sunroom is ideal for growing families or smart investors! Corner Lot Perfection – Backing onto Privacy! Enjoy quiet mornings in the sunroom, playtime in the kid-friendly backyard, or sunset views from your balcony – all without rear neighbours! Reduced price makes this a must-see. Better Than New – Without the Price Tag! Triple-pane windows, smart wiring, high-efficiency furnace & A/C, new roof, finished walk-up basement – this home is move-in ready with zero compromises. Spacious, Stylish & Smart – And Now More Affordable! With 4 bedrooms, 3.5 baths, a fully finished walk-up basement, and a sun-filled layout, this home offers space to thrive and upgrades to enjoy – inside and out! Unmatched Value in a Prime Location! Tucked on a private corner lot, this family-ready beauty offers a finished basement, modern upgrades, and tons of space – all at a newly reduced price!