



GRASSROOTS
REALTY GROUP

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250 Eversyde Close SW
Calgary, Alberta

MLS # A2246568



\$685,000

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		
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

PRICE REDUCED!! Don't miss this incredible opportunity! This immaculate, upgraded family home features 4 bedrooms, 3.5 bathrooms, and a fully finished walk up to grade with two steps basement, all on a sun-filled corner lot with no rear neighbours for added privacy. Enjoy a sunroom, balcony, and a kid-friendly backyard backing onto an alley — perfect for outdoor fun. Inside, the home is loaded with thoughtful upgrades: triple-pane windows, smart wiring, high-efficiency furnace & water heater, central A/C, central vacuum, and a new roof (2022). The walk up to grade with two steps basement is a perfect for entertainment and recreation . This home offers comfort, function, and room to grow. A true gem for families or investors alike — act fast!