



GRASSROOTS
REALTY GROUP

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96 Eversyde Circle SW
Calgary, Alberta

MLS # A2256152



\$589,000

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,286 sq.ft.	Age:	2005 (20 yrs old)
Beds:	4	Baths:	1 full / 2 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Pantry, See Remarks		

Inclusions: NONE

Welcome to the Amazing 2 story home in beautiful Evergreen. This fully finished WALKOUT features 3 bedrooms up w/ a 4 pc bath & large master bedroom includes walk-in closet. Open concept main floor consists of dining room & living room, 2 pc bath with soaring 16' ceilings in the family room. Maple kitchen complimented with island, tiled backsplash. The eat in nook leads you to huge two-tiered deck. The professionally done, fully finished WALKOUT is warmed by plenty of natural light complete with 1 bedroom & a 2pc bath. The east facing backyard has lighted patio beneath upper-level deck leading to a double man door oversized dream garage with an 18' door. Recently year upgrades included: furnace, Hot water tank, Roof and Siding. Fridge, Dishwasher, Dryer, Kitchen Faucet, Lightings etc. This home is close to all amenities including schools, shopping, parks, public transportation & much more.