



**GRASSROOTS**  
REALTY GROUP

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**99 Eversyde Circle SW**  
**Calgary, Alberta**

**MLS # A2261882**



**\$579,900**

<b>Division:</b>	Evergreen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,057 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Backs on to Park/Green Space, Pie Shaped Lot		

<b>Heating:</b>	Boiler, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Separate/Exterior Entry	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Central Vacuum, High Ceilings, Laminate Counters, No Animal Home, No Smoking Home		

**Inclusions:** Fridge - AS IS

This home stands apart with its commercial-grade glycol hydronic in-floor heating system, designed with 4 separate zones (2 for the garage and 2 for the third & fourth levels) This system provides unmatched comfort and significantly reduces heating costs, making the home both efficient and exceptionally comfortable year-round. Engineered with care, there is even space between the concrete foundation and basement walls to allow warmth to rise naturally through the home. The spacious 4-level split layout offers three bedrooms and three full bathrooms, highlighted by a fully finished walk-out basement with separate entry. The walk-out basement provides excellent flexibility for future uses, including multi-generational living or rental possibilities (subject to municipal approval). An extension to the house adds a convenient walk-in to the third level, while the upper levels benefit from sound-barrier ceilings, ceramic tile flooring that retains heat, and triple-pane slider windows in the primary suite for energy efficiency. Finely crafted built-ins enhance function throughout, including basement storage with a removable clip-on base and a full office desk. Additional thoughtful touches include a rough-in for a sink in the fourth-level storage closet, a dedicated fan system for air circulation, a laundry tub, and a built-in central vacuum. The home is served by dual heating sources with an energy-efficient boiler paired with a furnace, complemented by R-60 attic insulation and a whole-house water filtration system with descaler. The garage is a true showpiece, carefully designed for hobbyists and car enthusiasts. Built on a six-inch concrete slab with pony walls, it is heated year-round by its own in-floor hydronic zone. The structure includes a reinforced 2x6 north wall with R-20 insulation, a divider wall for sturdiness and dust control, two 220-volt outlets, and all wiring

routed through the top of the walls for clean installation. Every plug is tied to a single 15-amp breaker for power management. The garage also features a dedicated hot water tank, proper sink drain and water supply plumbed to the house, extra hose bibs, built-in shelving, and a workbench. Large windows and a skylight bring in natural light, while a solid exterior bollard protects the structure. The exterior continues the theme of durability and thoughtful upgrades. A reinforced concrete sidewalk is supported by sonotubes and steel brackets, and the fence is constructed with premium #1 and #2 structural lumber on a concrete wall treated with Xypex for longevity. Two natural gas supply lines allow for multiple outdoor heating or BBQ setups. Every improvement has been fully permitted and completed with exceptional attention to detail. The result is a turnkey property built to last. All of this is set in Evergreen, backing onto a park, just steps from Fish Creek Park and minutes from Kananaskis!