



GRASSROOTS
REALTY GROUP

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71 Eversyde Heath SW
Calgary, Alberta

MLS # A2285086



\$559,900

Division:	Evergreen		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,297 sq.ft.	Age:	2004 (22 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Cul-De-Sac		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame, Wood Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, No Smoking Home, Storage		

Inclusions: Exterior Cameras x 4

Superb family home in the bustling community of Evergreen! This fully developed two-storey, four-bedroom home offers over 1,870 SqFt of living space and has been lovingly maintained, built by Avi Homes. With a sunny south exposure, it's perfect for sun lovers and gardeners alike. The bright kitchen features a large walk-in pantry and raised breakfast bar, while the sunny dining nook opens onto a rear deck and yard — complete with a built-in awning for comfortable outdoor living. The fully finished basement offers a spacious family room with a dry bar and built-in Murphy bed, ideal for guests or entertaining. Upstairs you'll find three well-proportioned bedrooms and two bathrooms, including a primary suite with a four-piece ensuite and a walk-in closet with custom built-ins. Ideally located on a quiet cul-de-sac and directly across from a green park, this home enjoys beautiful views from the front living room and primary bedroom. Additional features include ample storage throughout and a five-burner gas stove.