



**244 Eversyde Mews SW
Calgary, Alberta**

MLS # A2287075



\$744,900

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,926 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, High Ceilings		

Inclusions: Alarm Equipment (No Monitoring Contract after Closing)

Do you love to RUN, or WALK or CYCLE in FISH CREEK PARK? Come see this fantastic Evergreen two-storey home BACKING WEST onto GREENSPACE, with QUICK ACCESS into FISH CREEK PARK! Also close to parks, schools, shopping and transit! Are you looking for a great family home? Come see 244 Eversyde Mews! This home is in fantastic condition. Located in a low traffic CUL-SAC, and is move-in ready! Lots of room for your family to grow, with over 1900 SQ.FT. above grade plus a FINISHED BASEMENT (over 2700 SQ.FT. total). ROOMY DOUBLE ATTACHED GARAGE, 4 bedrooms and 3.5 baths! Step in the front door and be greeted by hardwood floors running through much of the main level! Work from home? Enjoy closing the door to the MAIN LEVEL OFFICE at the end of each workday. Soaring ceilings in the front entry and 9' ceilings through the balance of the main level. Main level laundry. Half-bathroom is nicely tucked away, and close to the mudroom for easy clean-up after a day of outdoor fun. The kitchen and living room are very open with LARGE WINDOWS at the back for PLENTY OF NATURAL LIGHTING! How about a kitchen with a LARGE CENTRAL ISLAND (and corner pantry), great for entertaining friends and family! Warm CINAMMON-COLOURED MAPLE CABINETS, with a matching MAPLE PANTRY DOOR (and MATCHING BASEBOARDS AND DOOR TRIM). STAINLESS-STEEL appliances in the kitchen, plus MANY POT LIGHTS to brighten your day! Built-in CEILING SPEAKERS. The EATING AREA is large enough that you can extend the table for your guests and serve up some delicious meals. The LIVING ROOM has a GAS FIREPLACE to keep you cozy year-round. Step out to the WEST-BACKING deck with VIEWS TO THE GREENSPACE (and a GAS LINE for your BBQ). The back

deck is large enough to host a large summer gathering. The kids can HEAD OUT THE BACK GATE to toss a ball or down the path in either direction to school yards with ball diamonds & soccer fields. MATURE TREES provide backyard privacy! In the evening, head downstairs for a movie night. The lower level has a GUEST ROOM and FULL BATHROOM, plus a LARGE REC ROOM, with enough space for an in-home theatre and a pool table. OR the lower level could become 'KID-ZONE', where the toys are strewn about, but the main level remains tidy all day long. At the end of the day, head upstairs to three sizeable bedrooms. The SPACIOUS PRIMARY BEDROOM comes with a WALK-IN CLOSET and FIVE-PIECE ENSUITE bathroom, including a LARGE TUB to soak away the stresses of the day, plus a SEPARATE WALK-IN SHOWER, and DOUBLE SINKS. Easy access to Stoney Trail to head anywhere in the city, or to escape to the mountains for the weekend, making a desirable community even more attractive! The benefits of proximity to Fish Creek Park cannot be overstated, for fitness and for fun. Possession is flexible. Book your showing today.