



**47 Eversyde Heath SW
Calgary, Alberta**

MLS # A2294191



\$559,900

Division:	Evergreen		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,292 sq.ft.	Age:	2004 (22 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener, Garage Faces Rear		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, No Smoking Home, Vinyl Windows, Walk-In Closet(s)		

Inclusions: NA

OPEN HOUSE SAT 21 MARCH 12-2PM Welcome to this beautifully maintained Air conditioned family home with oversized double garage! This home is perfectly located across from greenspace—an ideal spot for kids to play and families to enjoy the outdoors right outside their door. Step inside to a bright and welcoming main floor featuring hardwood flooring. The spacious living room is a great place to relax, with a great feature wall and views of the greenspace. The lovely kitchen offers maple cabinetry, a large pantry, tiled backsplash, and black appliances. Entertain in the spacious dining area or step outside onto the sunny southwest-facing deck with remote-control awning—for a family BBQ. A convenient 2-piece bath completes the main level. Upstairs, you’ll find a generous primary bedroom with walk-in closet and a private 4-piece ensuite, along with two additional bedrooms and a full family bathroom—ideal for a growing family. The fully finished basement adds valuable living space with a large rec room with newer carpet and a versatile office or den. Enjoy peace of mind with key upgrades including windows (2019), Central Air Conditioning (2023), deck awning (2024) and siding and shingles (2022). Did I mention there are plantation shutters throughout - a beautiful upgrade! The 22’ x 20’ detached double garage and the fantastic family-friendly location complete this wonderful home. A perfect place to grow, play, and make lasting family memories. Don't miss out, view this stunning home today! View 3D/Multi Media/Virtual Tour.