



**99 Eversyde Circle SW  
Calgary, Alberta**

**MLS # A2126632**



**\$649,900**

<b>Division:</b>	Evergreen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,064 sq.ft.	<b>Age:</b>	2004 (20 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, Backs on to Park/Green Space, City Lot, Corner Lot, Front Yard, (		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1N
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, High Ceilings, Laminate Counters, No Animal Home, No Smoking Home, Separate Entrance		

**Inclusions:** N/A

OPEN HOUE SAT MAY 18th from 2 to 4. Evergreen residents are usually out enjoying the trails & parks this peaceful community offers. Within close proximity to Fish Creek Park & short drives to Kananskis & Bragg Creek, Evergreen offers outdoor enthusiasts the perfect location to get out of the city with ease while enjoying the benefits of city life. 4 Level spilt home with 3 bedrooms(2 up+1 lower level) and 3 full bathrooms. Separate entrance to fully finished basement walk out ,easy to rent .This home has a Double detached garage and backing into a park ,quiet street,walking distance to schools,bus stop,shopping area. Upgrades: -R 60 insulation in the attic - 3rd & 4th level glycol hydronic in-floor heat with separate zone control - Space between concrete and basement walls so heat can rise to the top floor - Dual heating system; Furnace and energy-efficient Boiler - Extension to the house with walk-in to 3rd level - 3rd & 4th floor sound barrier ceiling for noise reduction upstairs - 3rd & 4th level ceramic tile for heat retention - Build-in basement storage cabinets with removable clip-on base and office desk - Whole house water filtration system with descaler - Built-in central vacuum - Rough in for sink in 4th level storage closet - Fan in 4th floor storage closet for air circulation - Laundry Tub for convenience - Triple pane slider windows in the Master Bedroom and Ensuite Garage - Built on concrete pony walls to prevent rot with 6" floors to accommodate hydronics - 2 x 6 north wall for sturdier vehicle doors with R 20 Insulation - Glycol Hydronic in-floor heat with separate zone control for each side - Divider wall in the middle for sturdiness and dust control - Two 220-volt outlets - All plugs are on a single 15amp breaker - All garage plug wiring is fed through the top of the walls for no cross-stud drilling - Proper sink drain and water supply hook-up from the house - Extra hose bibs

on one side - Built-in storage shelves and workbench - Individual hot water tank - Large windows and skylight to conserve switching the lights on - Two exterior Natural gas supply to accommodate BBQ Yard - Concrete sidewalk supported by sonotubes and steel brackets - Rigid foam underneath the concrete walkout to help prevent movement - Xypex was used for the concrete wall that the fence sits on for durability - No1 and 2 structural wood was used for the fence for extended life - Solid bollard to protect the corner of the garage...the list is endless.All permits available.