



**41 Eversyde Close SW  
Calgary, Alberta**

**MLS # A2177411**



**\$739,900**

<b>Division:</b>	Evergreen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,133 sq.ft.	<b>Age:</b>	2005 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Lawn, Landscaped, Level, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows		

**Inclusions:** Garage heater

Experience exceptional living in this home, designed with both comfort and Family oriented convenience in mind. The great room with a beautiful stone fireplace adjoins a spacious kitchen equipped with amazing counter space & a large walk-in pantry. The flex room is ready to become your den or dining room. Upstairs, the master bedroom is a tranquil retreat with an ensuite bathroom and walk-in closet. Two additional spacious bedrooms share a full bathroom, perfect for families. The bonus room offers an ideal space for play, relaxation, or hobbies. The open-concept basement offers unlimited possibilities. For hot summer nights, there's central air conditioning and for those frosty winter days, you'll love the oversized, insulated, drywalled, and heated garage. Nestled on a quiet street, in the Family friendly neighborhood of Evergreen you'll enjoy easy access to walking/bike paths, parks, playgrounds, Fish Creek Provincial Park, shopping, restaurants, pubs, YMCA, library, medical offices and both Public and Catholic schools. There's also direct transit to 2 different high schools, and an LRT station close by to get you wherever else you need to go. Come see for yourself, you and your Family deserve to live this well! NOTE: Furnished images are virtually staged.