



GRASSROOTS
REALTY GROUP

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250 Eversyde Close SW
Calgary, Alberta

MLS # A2207608



\$799,000

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,868 sq.ft.	Age:	2005 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Additional Parking, Alley Access, Concrete Driveway, Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Corner Lot, See Remarks, Street Lighting		

Heating:	Central, High Efficiency, ENERGY STAR Qualified Equipment, Fireplace(s), Water	Water:	Air, Humidity Control, Natural Gas
Floors:	Carpet, Subfloor, Hardwood, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Out To Grade	LLD:	-
Exterior:	Cement Fiber Board, Concrete, Log, Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Closet Organizers, Jetted Tub, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Recessed Lighting		
Inclusions:	Window Coverings		

Discover the epitome of family living with this extraordinary 4-BEDROOM, 3.5-BATHROOM home, perfectly situated on a desirable CORNER LOT. Steps from Evergreen SCHOOL Elementary and directly across from a lively PLAYGROUND, this 2672.8 sq ft residence melds comfort with convenience. Enjoy enhanced views with UPGRADED TRIPLE PANE WINDOWS on two sides and a NEW PATIO DOOR leading to the upper balcony. The backyard features a RUBBER PAD, ideal for child care, offering a SAFE PLAY area for KIDS. The master ensuite invites relaxation with a luxurious corner soaker tub and separate shower. Culinary enthusiasts will appreciate the modern kitchen, complete with a high CFM hood fan and sleek French door fridge. Unwind by the sophisticated stone surround corner FIREPLACE or bask in the UPGRADE LIGHTING and smart wiring throughout. Stay comfortable all year with a high-efficiency 2-stage FURNACE and WATER HEATER, both REPLACED just 4 years ago. The CENTRAL AIR CONDITIONING and CENTRAL VACUUM systems add modern convenience, while the additional SUNROOM offers relaxation and versatility. Uniquely, this property houses an running HOME BASED CHILD CARE BUSINESS, licensed and APPROVED under Family Child Care Program, offering an ENTICING BUSINESS OPPORTUNITY. Embrace a lifestyle enriched by proximity to schools and community amenities. Own this exceptional property, where HOME and BUSINESS seamlessly INTEGRATE. Schedule your viewing today and explore ENDLESS possibilities!