

71 Eversyde Heath SW  
Calgary, Alberta

MLS # A2285086



**\$559,900**

<b>Division:</b>	Evergreen	
<b>Type:</b>	Residential/Duplex	
<b>Style:</b>	2 Storey, Attached-Side by Side	
<b>Size:</b>	1,297 sq.ft.	<b>Age:</b> 2004 (22 yrs old)
<b>Beds:</b>	3	<b>Baths:</b> 2 full / 1 half
<b>Garage:</b>	Double Garage Detached	
<b>Lot Size:</b>	0.08 Acre	
<b>Lot Feat:</b>	Cul-De-Sac	

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame, Wood Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, No Smoking Home, Storage		

  

<b>Inclusions:</b>	Exterior Cameras x 4
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Superb family home in the bustling community of Evergreen! This fully developed two-storey, four-bedroom home offers over 1,870 SqFt of living space and has been lovingly maintained, built by Avi Homes. With a sunny south exposure, it's perfect for sun lovers and gardeners alike. The bright kitchen features a large walk-in pantry and raised breakfast bar, while the sunny dining nook opens onto a rear deck and yard — complete with a built-in awning for comfortable outdoor living. The fully finished basement offers a spacious family room with a dry bar and built-in Murphy bed, ideal for guests or entertaining. Upstairs you'll find three well-proportioned bedrooms and two bathrooms, including a primary suite with a four-piece ensuite and a walk-in closet with custom built-ins. Ideally located on a quiet cul-de-sac and directly across from a green park, this home enjoys beautiful views from the front living room and primary bedroom. Additional features include ample storage throughout and a five-burner gas stove.