



**14 Eversidge Common SW
Calgary, Alberta**

MLS # A2296619



\$535,000

Division:	Evergreen		
Type:	Residential/Triplex		
Style:	4 Level Split		
Size:	1,433 sq.ft.	Age:	2006 (20 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Corner Lot, Lawn, Low Maintenance Landscaping		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 512
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters		

Inclusions: 2 TV Wall Mounts, Garage Attached Shelving

Welcome home to this 4-level split end unit townhome offering a unique & functional layout with great views! This bright & open home features a main living area with soaring 12.5-foot ceilings, large windows that flood the space with natural light & a gas fireplace with a floor-to-ceiling stone facade. The island kitchen is finished with white quartz countertops & white cabinetry & opens to a generous dining area overlooking green space & a playground. This home features a desirable dual primary bedroom layout, with both bedrooms offering full ensuites, walk-in closets, & cozy seating nooks. The main primary retreat also enjoys views of the pond. The fully finished fourth level provides a versatile space ideal for a family room or home theatre, along with plenty of additional storage. Exotic Merbau hardwood flooring runs throughout the home, adding warmth & character. Enjoy the low-maintenance outdoor space with composite decking & a fully fenced yard. Complete with a double attached garage. Ideally located with easy access to Stoney Trail & Macleod Trail, & close to shopping, schools, playgrounds, coffee shops, & everyday amenities. Just minutes from Fish Creek Park. You'll love living here!