



**GRASSROOTS**  
REALTY GROUP

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**196 Eversyde Circle SW**  
**Calgary, Alberta**

**MLS # A2349536**

**\$585,000**

|                  |                                                   |               |                   |
|------------------|---------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Evergreen                                         |               |                   |
| <b>Type:</b>     | Residential/House                                 |               |                   |
| <b>Style:</b>    | 2 Storey                                          |               |                   |
| <b>Size:</b>     | 1,428 sq.ft.                                      | <b>Age:</b>   | 2005 (21 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> | Back Lane, Back Yard, Interior Lot, Irregular Lot |               |                   |

|                    |                                                         |                   |     |
|--------------------|---------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas                                 | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood                          | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                         | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full                                                    | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                                | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                         | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Breakfast Bar, Granite Counters, Kitchen Island, Pantry |                   |     |

**Inclusions:** N/A

This 3 bedroom, 3 bathroom home in Evergreen has a layout that just works. The main floor has warm hardwood throughout the living areas, with a comfortable flow from room to room and plenty of space for both everyday life and entertaining. Upstairs, all three bedrooms are nicely sized, with a practical setup for a growing family, guests, or a home office. The home has a comfortable, lived-in feel without feeling dated, and there's plenty of opportunity to put your own stamp on it! The oversized garage is a real bonus and comes complete with a bar, making it much more than a place to park the cars. Whether it becomes your workshop, entertaining space, hobby area, or the spot everyone ends up gathering, there's room to make it your own. The basement is currently unfinished, giving you the flexibility to add more living space when you're ready. Out back, the private yard is beautifully landscaped and tucked away from the street - a great spot for summer dinners, kids playing, or simply enjoying some quiet outdoor space. Then there's the location. Evergreen puts you close to schools, parks, pathways, shopping and restaurants, with Fish Creek Provincial Park nearby and easy access to Stoney Trail and other major routes. A solid home with a great garage, a private backyard, and room to grow!