

# \$749,000 - 250 Eversyde Close Sw, Calgary

MLS® #A2207608

**\$749,000**

4 Bedroom, 4.00 Bathroom, 1,868 sqft

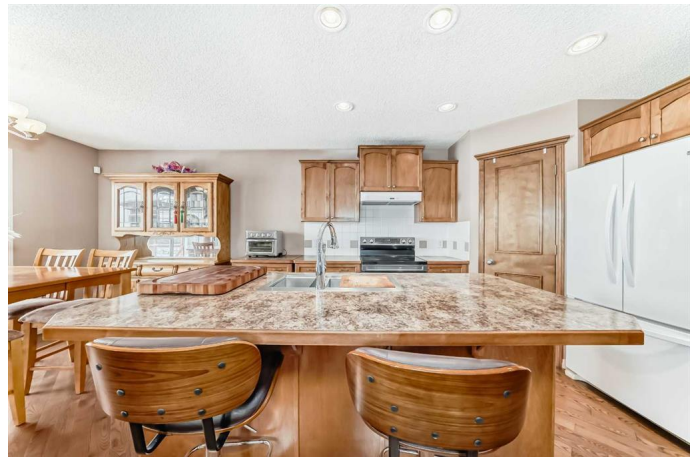
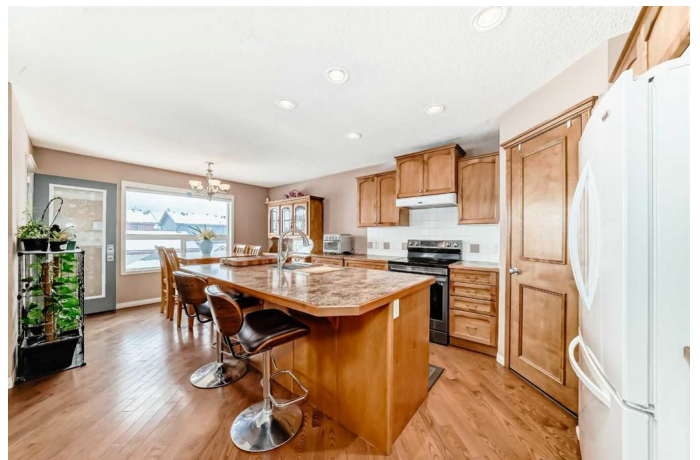
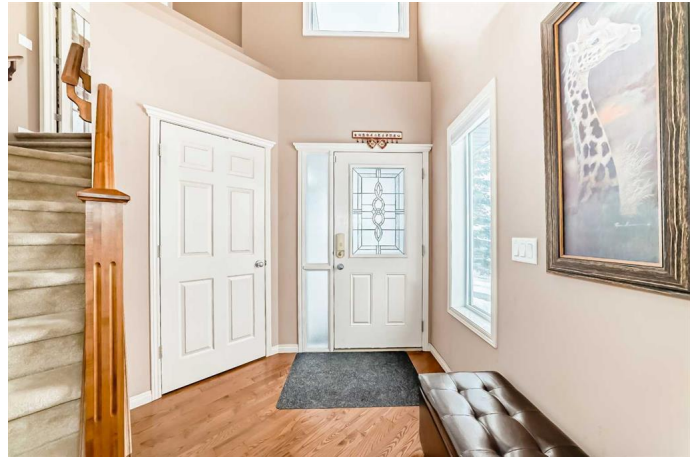
Residential on 0.11 Acres

Evergreen, Calgary, Alberta

MOTIVATED SELLER // PRICE

ADJUSTMENT TO MATCH MARKET

CONDITIONS. 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. ROOF REPLACED around 3 year ago. Two side of the House replaced with triple pane WINDOWS . 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!

Built in 2005

### Essential Information

MLS® #	A2207608
Price	\$749,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,868
Acres	0.11
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	250 Eversyde Close Sw
Subdivision	Evergreen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y5A2

### Amenities

Amenities	Other
Parking Spaces	5
Parking	Alley Access, Double Garage Attached, Off Street, Additional Parking,

	Concrete Driveway, Garage Door Opener, Insulated
# of Garages	2

## Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Jetted Tub, Laminate Counters
Appliances	Central Air Conditioner, Dishwasher, Electric Range, Microwave, Refrigerator, Washer/Dryer Stacked
Heating	Central, Fireplace(s), Forced Air, Natural Gas, ENERGY STAR Qualified Equipment, High Efficiency, Humidity Control
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Blower Fan, Gas, Living Room, Decorative
Has Basement	Yes
Basement	Finished, Full, Exterior Entry, Suite, Walk-Out

## Exterior

Exterior Features	Garden, Storage, Balcony
Lot Description	Back Lane, Corner Lot, See Remarks, Street Lighting
Roof	Asphalt Shingle
Construction	Concrete, Stone, Vinyl Siding, Wood Frame, Cement Fiber Board, Log
Foundation	Poured Concrete

## Additional Information

Date Listed	April 3rd, 2025
Days on Market	73
Zoning	R-G
HOA Fees	130
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Real Estate Professionals Inc.
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