

**264 Eversyde Way SW**  
**Calgary, Alberta**

**MLS # A2229564**



**\$685,000**

<b>Division:</b>	Evergreen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,660 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces F		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Corner Lot, Landscaped, Lawn, L		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Pantry, Soaking Tub, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

**PRICED TO SELL!** Rare Location of this 5 Bedroom Home on a Corner Lot with a Spectacular View of Marshall Springs School Baseball Diamond and next to Walking Pathway System! This beautiful home is Move-In Ready, and the location is very desirable. The main floor is an excellent place to entertain your guests with an open concept layout, gas fireplace and island that can accommodate bar seating. The kitchen has 4-appliances, loads of cupboard space and is a great setup to cook your gourmet meals. The upstairs is fantastic with a spilt stairwell that separates the bedrooms from the large family room. The primary bedroom is spacious with 4-piece ensuite bathroom. And the basement has 2 additional bedrooms, 3-piece bathroom, small den and storage. The back yard is west facing for all day fun in the sun and has a large shed and garden. Close to schools, Bridlewood Shopping District, Stoney Trail, Spruce Meadows, Fishcreek Provincial Park and so much more. Book your showing today!