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REALTY GROUP

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204 Eversyde Mews SW
Calgary, Alberta

MLS # A2337730



$824,900

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,353 sq.ft.	**Age:**	2005 (21 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Corner Lot, Landscaped, No Back Lane, Rectangular Lot, Treed		

Heating:	Forced Air	**Water:**	-
Floors:	Ceramic Tile, Hardwood, Laminate	**Sewer:**	-
Roof:	Asphalt	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	**Zoning:**	R-G
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Bar, Ceiling Fan(s), Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Skylight(s), Vaulted Ceiling(s)		

Inclusions: NA

PRICE ADJUSTMENT!!! Welcome to this lovely 2-storey walkout home by Cardel Homes in the desirable community of Evergreen. Offering 2,365 sq. ft. of developed living space, this bright and spacious home features an inviting open-concept design with large windows, generous living and dining areas. Coming into the open entrance there is a private den with double French doors, main floor powder room and from there flows into the kitchen, living and dining space. The kitchen has been thoughtfully laid out with a large island including additional storage, timeless maple cabinets and granite counters. There is a large convenient walk-through pantry from the mud room/laundry to the kitchen where the laundry offers a large folding table over the washer and dryer for added convenience. The dining space has coffered ceilings and opens onto a sunny deck excellent for morning coffee of just enjoying the quiet of the community. The living room is part of the open plan and has a gas fireplace for cozy evenings. The upper-level offer 3 generous sized bedrooms and a sunny bonus room with vaulted ceilings. The primary suite is well sized and benefits from morning light as well as a 5-piece ensuite and walk in closet. The 2 additional bedrooms are both well sized with good sized closets and ceiling fans. The bonus room is a fantastic family space and can be used for a playroom, TV space, craft space or any combination of whatever your family needs. The lower-level walk out offer 900 square feet of undeveloped and has large windows, a 3 piece rough in as well as bar rough in and high ceilings. This space offers flexibility for a home office, recreation space, gym, bedroom, bathroom and bar. Appliances were updated approximately 10 years ago with a range, hood fan, lighting, refrigerator and a high end, ultra quiet dishwasher which is perfect for an open concept floor

plan as well as a washer and dryer. This home also has a newer roof (2020), deck off the kitchen, synthetic grass in the backyard. The backyard has a fully fenced yard, a hot tub electrical outlet adding future potential for outdoor relaxation. The furnace has been regularly maintained every two years and there is a water softener to reduce the harshness of our Calgary water. Washer and dryer were also replaced. The cul-de-sac location offers a safe space for kids and the location is ideal for families, with three schools nearby, plus an extensive network of walking and biking trails, including easy access to the beautiful pathways of Fish Creek Provincial Park. Shopping, Costco, everyday amenities, transit, and major routes are also conveniently close by. A wonderful opportunity to own a well-cared-for Cardel home in one of Calgary’s sought-after southwest communities.

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