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15 Eversyde Heath SW
Calgary, Alberta

MLS # A2342695

$539,900

Division:	Evergreen		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,283 sq.ft.	**Age:**	2004 (22 yrs old)
Beds:	4	**Baths:**	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Landscaped, Rectangular Lot, See Rema		

Heating:	Central, Natural Gas	**Water:**	-
Floors:	Carpet, Ceramic Tile, Laminate	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Wood Frame	**Zoning:**	R-G
Foundation:	Poured Concrete	**Utilities:**	-
Features:	See Remarks		

Inclusions: AC, Pergola, Shed

OH Sept 13 1-3pm ** Perfectly positioned across from greenspace with only local traffic in front, this air-conditioned family home offers the ideal setting for kids to play, families to gather, and everyday life to feel just a little easier. The smart open-concept main floor begins with a welcoming front entry complete with a generous walk-in closet—perfect for Calgary’s ever-changing collection of jackets, shoes and outdoor gear. The spacious living room overlooks the park and features a cozy corner gas fireplace, creating a warm and inviting space for relaxing evenings and making family memories. Tucked toward the back of the home, the kitchen offers warm maple cabinetry, a large dedicated pantry, tiled backsplash and stainless steel appliances, with an adjacent dining area spacious enough for the whole family. Step outside to the sunny west-facing backyard, where a covered, low-maintenance composite deck provides the perfect spot for summer dinners and morning coffee. The yard is thoughtfully finished with a custom shed, fire pit and a charming garden plot. A convenient 2-piece powder room completes the main level. Upstairs, the generous primary bedroom enjoys a walk-in closet and private 3-piece ensuite filled with natural light. Two additional bedrooms and a 4-piece bathroom provide plenty of space for the family. The fully finished basement adds even more flexibility, featuring a large recreation room and a fourth bedroom that works equally well as a home office, guest room or teen retreat. Built-in storage closets and a front-load washer and dryer add everyday convenience. Parking is a breeze with the detached double garage, offering plenty of room for vehicles, bikes, toys and all the extras that come with family life. Located in a welcoming, family-oriented neighbourhood, you’re within walking distance to transit, schools, playgrounds and parks,

with coffee shops and everyday amenities close by. A quiet park-side setting, functional family layout and fantastic outdoor space make this a home you’ll love coming home to. Call today to arrange your private tour!

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