



250 Eversyde Close Calgary Alberta

\$749,000

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! (id:6769)

Bedroom 17.92 Ft x 12.17 Ft

Other 3.33 Ft x 9.50 Ft

Bedroom 9.00 Ft x 11.00 Ft

4pc Bathroom 5.42 Ft x 7.92 Ft

Bedroom 9.75 Ft x 10.25 Ft

Primary Bedroom 14.33 Ft x 12.58 Ft

4pc Bathroom 7.50 Ft x 10.58 Ft

3pc Bathroom 8.25 Ft x 7.25 Ft

Recreational, Games room 23.83 Ft x 18.08 Ft

Other 13.75 Ft x 11.50 Ft

Other 11.42 Ft x 8.08 Ft

Laundry room 8.67 Ft x 5.50 Ft

2pc Bathroom 4.58 Ft x 5.67 Ft

Living room 16.17 Ft x 14.00 Ft

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Listing Presented By:



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Real Estate Professionals Inc.

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RE/MAX

**RE/MAX REAL ESTATE
(CENTRAL)**

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Other 7.50 Ft x 5.17 Ft

Other 14.50 Ft x 8.33 Ft

Furnace 13.42 Ft x 8.75 Ft

Other 8.75 Ft x 12.42 Ft

Dining room 11.92 Ft x 7.00 Ft