



## 99 Eversyde Circle Calgary Alberta

\$649,900

OPEN HOUSE SAT MAY 18th from 2 to 4. Evergreen residents are usually out enjoying the trails & parks this peaceful community offers. Within close proximity to Fish Creek Park & short drives to Kananskis & Bragg Creek, Evergreen offers outdoor enthusiasts the perfect location to get out of the city with ease while enjoying the benefits of city life. 4 Level split home with 3 bedrooms (2 up + 1 lower level) and 3 full bathrooms. Separate entrance to fully finished basement walk out, easy to rent. This home has a Double detached garage and backing into a park, quiet street, walking distance to schools, bus stop, shopping area. Upgrades: - R 60 insulation in the attic- 3rd & 4th level glycol hydronic in-floor heat with separate zone control- Space between concrete and basement walls so heat can rise to the top floor- Dual heating system; Furnace and energy-efficient Boiler- Extension to the house with walk-in to 3rd level- 3rd & 4th floor sound barrier ceiling for noise reduction upstairs- 3rd & 4th level ceramic tile for heat retention- Build-in basement storage cabinets with removable clip-on base and office desk- Whole house water filtration system with descaler- Built-in central vacuum- Rough in for sink in 4th level storage closet- Fan in 4th floor storage closet for air circulation- Laundry Tub for convenience- Triple pane slider windows in the Master Bedroom and Ensuite- Garage- Built on concrete pony walls to prevent rot with 6" floors to accommodate hydronics- 2 x 6 north wall for sturdier vehicle doors with R 20 Insulation- Glycol Hydronic in-floor heat with separate zone control for each side- Divider wall in the middle for sturdiness and dust control- Two 220-volt outlets- All plugs are on a single 15amp breaker- All garage plug wiring is fed through the top of the walls for no cross-stud drilling- Proper sink drain and water supply hook-up from the house- Extra hose ...

Bedroom 15.67 Ft x 11.42 Ft

3pc Bathroom Measurements not available

Family room 17.42 Ft x 18.58 Ft

Kitchen 11.25 Ft x 10.00 Ft

Dining room 11.25 Ft x 9.92 Ft

Living room 14.83 Ft x 14.92 Ft

Primary Bedroom 13.67 Ft x 14.17 Ft

Bedroom 11.08 Ft x 8.58 Ft

4pc Bathroom Measurements not available

4pc Bathroom Measurements not available

Listing Presented By:



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RE/MAX House of Real Estate

<http://www.dianasellshomes.ca/>



CIR

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