



# 163 Eversyde Circle Calgary Alberta

\$544,900

Backing onto a large green space and park, this beautifully maintained two storey home offers the ideal setting for a growing family. Step inside to a spacious foyer that leads up to a warm and inviting living room featuring gleaming hardwood floors, south facing windows that flood the space with natural light and a cozy gas fireplace for added ambiance. The kitchen is thoughtfully designed with an abundance of cabinetry and generous counter space. A recently installed door and shutters provides privacy when desired or can be opened to create a seamless flow for entertaining. From the kitchen and dining area, you can comfortably watch the kids play at the park just beyond your backyard. The dining space easily accommodates a large table and includes a convenient sit up island for everyday living. A tucked away 2-piece bathroom is perfectly positioned near the rear entry. Outside, your private backyard retreat features a covered patio with awnings, planters, newer fencing, shed for storage, landscaping and a double-parking pad -- all backing directly onto green space with no rear neighbours. Upstairs, an added door at the stairwell offers flexibility for shared living arrangements or enhanced privacy. Hardwood floors continue throughout the upper level where you will find a bright and spacious primary bedroom with walk in closet and direct access to the 4-piece bathroom. Two additional bedrooms and convenient upper floor laundry complete this level. The fully finished basement expands your living space with a generous recreation area, a fourth bedroom, a 4-piece bathroom and ample storage. Major updates include a new roof in 2022 and hot water tank in 2024. The front of the home has brickwork pathways around the sides and a small patio area for added curb appeal. Ideally located near excellent schools, parks, playgrounds, transit (8 minute drive to Shawnessy station...

4pc Bathroom 7.17 Ft x 4.92 Ft

Bedroom 10.17 Ft x 12.58 Ft

Recreational, Games room 15.67 Ft x 17.58 Ft

2pc Bathroom 2.83 Ft x 6.58 Ft

Dining room 15.75 Ft x 8.67 Ft

Foyer 7.17 Ft x 8.00 Ft

Kitchen 16.83 Ft x 8.67 Ft

Living room 11.83 Ft x 14.92 Ft

4pc Bathroom 9.50 Ft x 10.50 Ft

Bedroom 9.25 Ft x 9.58 Ft

Bedroom 9.25 Ft x 10.00 Ft

Primary Bedroom 13.17 Ft x 13.25 Ft

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Listing Presented By:



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