



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

780-831-7725  
jackadmin@gpremax.com

250 Eversyde Close SW  
Calgary, Alberta

MLS # A2246568



\$699,000

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,823 sq.ft.	Age:	2005 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Additional Parking, Concrete Driveway, Double Garage Attached, Garage Door Opener		
Lot Size:	0.11 Acre		
Lot Feat:	Corner Lot		
Heating:	Central, Electric, Fireplace(s), Forced Air, Humidity Control, Natural Gas		Water: -
Floors:	Carpet, Hardwood, Vinyl		Sewer: -
Roof:	Asphalt Shingle		Condo Fee: -
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Out To Grade		LLD: -
Exterior:	Concrete, Log, Vinyl Siding, Wood Frame		Zoning: R-G
Foundation:	Poured Concrete		Utilities: -
Features:	Kitchen Island, Pantry, Separate Entrance		
Inclusions:	Ceiling Fan(S), Central Vacuum/Attachments, Garage Door Opener, Humidifier, HVAC System, Central A.C., Storage		

Don't miss this incredible opportunity! This immaculate, upgraded family home features 4 bedrooms, 3.5 bathrooms, and a fully finished walk up to grade with two steps basement, all on a sun-filled corner lot with no rear neighbours for added privacy. Enjoy a sunroom, balcony, and a kid-friendly backyard backing onto an alley – perfect for outdoor fun. Inside, the home is loaded with thoughtful upgrades: triple-pane windows, smart wiring, high-efficiency furnace & water heater, central A/C, central vacuum, and a new roof (2022). The walk up to grade with two steps basement was previously approved and designed for a licensed day home, offering an exciting business opportunity with 3 schools nearby – ideal for a thriving setup. This home offers comfort, function, and room to grow. A true gem for families or investors alike – act fast!