



GRASSROOTS

REALTY GROUP

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**587 Everbrook Way SW
Calgary, Alberta**

MLS # A2303477



\$740,000

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,135 sq.ft.	Age:	2008 (18 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Double Vanity, Granite Counters, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		
Inclusions:	NA		

Desirable family home offering a timeless plan with all the rooms your family needs for a comfortable lifestyle. Lovingly maintained this home provides peace of mind and important updates to enjoy and save you \$\$ now and in the future - Napoleon two stage 97% efficiency furnace & Honeywell WIFI thermostat installed in March 2026, updated shingles & eaves-troughs (2022) plus you will enjoy the added comfort of Central Air Conditioning! You will love the vaulted entrance that provides a touch of class and a splash of natural light that illuminates the spacious main floor. Stunning, engineered hardwood has been installed on the main floor adding warmth and a welcoming modern touch. The oversized flex room, currently utilized as a home office, would make the perfect formal dining room, music room or second sitting area. It is large enough for your baby grand, or formal seating. The step saving kitchen is centrally located with a large center island with upgraded granite and deep stainless steel sink. It offers rich wood cabinetry, a pantry and eating bar for casual dining. The dining area exits to the large, low maintenance deck for easy entertaining. The living room is gigantic and will easily accommodate your oversized sectional. It has stunning built in cabinets and a gas fireplace. It will be the favorite place for family and guests to lounge in leisurely comfort. Upstairs there is a bonus room for more private relaxing. The spacious primary bedroom offers a walk-in closet, 5-pc ensuite with separate tub and shower plus double vanity. There are 2 ample sized additional bedrooms for family and guests, plus a 4-piece bathroom on the second level. The laundry is conveniently located on the main floor. Access to the basement is located off the laundry room making a separate living space possible via the garage entrance. Due to the large main floor, the basement

is bright and very spacious. It is unspoiled and has an excellent layout for your personalized development -no need for messy demolition and renovation. It's a fresh clean slate with no hidden surprises! There is a roughed in bathroom and 2 large windows. The covered verandah will be your favorite place to sit and enjoy the friendly neighborhood. The back yard is fully fenced and gently sloped away from the house. This home has beautiful, unique street appeal with stucco siding, a bonus room in the shape of a turret, a covered front verandah plus a double front attached garage. Located on a desirable street, in sought after Evergreen, showcased by mature landscaping, desirable architecture and close to Fish Creek Provincial Park, schools, amenities the location is quiet but has quick access to major traffic routes for commuters. Outdoor enthusiast will love the quick access to the mountains and Fish Creek Provincial Park. Schools are nearby for families and amenities and even Costco are close by. This home is in excellent move in condition. Call your favorite agent today for a private viewing.