



77 Everbrook Drive SW
Calgary, Alberta

MLS # A2314173



\$868,888

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,946 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Faces Front		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Landscaped, No Back Lane, Rectangular Lot		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound

Inclusions: Garage cabinetry & storage racks, gas heater, Window coverings include drapery rods, plantation shutters & drapes, underground sprinklers

STUNNING EVERGREEN FARMHOUSE SHOWSTOPPER - FULLY FINISHED 4 BED, 4 BATH HOME with a SOUTH BACKYARD and a YEAR-ROUND OUTDOOR OASIS! This ORIGINAL OWNER HOME is truly MOVE-IN READY and loaded with HIGH-END UPGRADES inside and out. Exceptional curb appeal begins with the HARDIE WHITE FARMHOUSE EXTERIOR accented with CEDAR and BLACK DETAILING, EXTENSIVE LANDSCAPING, RUNDLE MOUNTAIN ROCK, MATURE TREES, UNDERGROUND SPRINKLERS, CONCRETE WALKWAYS, EXTENDED DRIVEWAY, PRIVACY FENCING, and TWO LOW-MAINTENANCE DECKS complete with stunning GLASS PRIVACY WALLS. The backyard is already wired for a HOT TUB, currently capped, and includes ELECTRICAL OUTLETS and a HOT WATER TAP, creating the perfect setup for outdoor entertaining and relaxing. The HEATED, DRYWALLED GARAGE is a DREAM with EPOXY FLOORS, BLACK STORAGE CABINETRY, TIRE RACKS, BUILT-IN ORGANIZERS, DOG WASH/SINK STATION, and soaring 9' CEILINGS. Additional upgrades include CENTRAL AIR CONDITIONING, CENTRAL VAC, WATER SOFTENER, and extensive custom finishing throughout the home. Inside, you are welcomed by a BRIGHT OPEN-CONCEPT LAYOUT with 9' CEILINGS, LARGE WINDOWS, and beautiful NATURAL LIGHT. The main floor showcases LUXURY VINYL PLANK FLOORING, elegant WHITE DOVE PAINT, PLANTATION CALIFORNIA WOOD SHUTTERS, POTTERY BARN DRAPERY RODS, designer lighting, and extensive CUSTOM BUILT-INS throughout. The HGTV-INSPIRED KITCHEN by MARVEL CABINETRY is absolutely stunning and features endless drawers and storage, GLASS-ENCLOSED ESPRESSO LIQUOR CABINETRY,

UNDER-CABINET AND FLOOR ILLUMINATING LIGHTING, oversized ISLAND, dual-sided cabinetry, GAS STOVE, ELITE SAMSUNG FRIDGE with WATER/ICE MAKER, MIELE DISHWASHER, UPDATED APPLIANCES, NEW GARBURATOR, and gorgeous designer finishes throughout. The OPEN DINING AND LIVING ROOM overlook the BEAUTIFULLY TREED SOUTH BACKYARD creating seamless indoor-outdoor living. Main floor also features a FLEX ROOM/OFFICE AREA, MAIN FLOOR LAUNDRY, and stylish HALF BATH. Upstairs offers a spacious BONUS ROOM, BEAUTIFUL BEDROOMS with CUSTOM BUILT-INS, and a luxurious PRIMARY RETREAT featuring a WALK-IN CLOSET with extensive BUILT-IN DRAWERS AND STORAGE, along with a GORGEOUS ENSUITE complete with DUAL SINKS, DOUBLE SHOWER, OVERSIZED SOAKER TUB, and HEATED FLOORS. The PROFESSIONALLY DEVELOPED BASEMENT with PERMITS adds incredible additional living space including a large BEDROOM, stunning FAMILY ROOM with GAS FIREPLACE wired for TV and SURROUND SOUND, WET BAR, full 4-PIECE BATHROOM with HEATED FLOORS, plus additional STORAGE and MECHANICAL ROOM. Located within WALKING DISTANCE TO 3 SCHOOLS and only MINUTES TO FISH CREEK PARK PATHWAYS, COSTCO, SPRUCE MEADOWS, GOLDS GYM, shopping, restaurants, and quick access to STONEY TRAIL and HWY 22X TO THE MOUNTAINS — this home offers the perfect blend of LUXURY, FUNCTION, and LIFESTYLE. Truly NO HOUSE LIKE IT IN THE AREA!