



216 Everbrook Way SW
Calgary, Alberta

MLS # A2317896



\$789,900

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,123 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Faces Front		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), Pie Shaped Lot, Private, Street Lighting, View		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

Double the apple and a Cherry pies! Sure, why not! First time EVER on the market! Welcome to 216 Everbrook Way SW in the lush green community of Evergreen. This gorgeous Jayman MasterBUILT Kennedy II model sits on a large PIE-SHAPED lot with a backyard featuring your very own apple and cherry fruit trees (perfect for making your summer pies). The QUALITY craftsmanship and PRIDE OF OWNERSHIP here is hard to come by. Walk up to a cozy front porch, perfect for your morning coffee, and step inside to a functional open foyer with high ceilings and a formal dining room. The large living room has a corner gas fireplace and custom millwork built-ins with big windows looking right toward Fish Creek Park and the beautifully landscaped yard. No need to drive to nature here. Fish Creek Provincial Park walking paths and bike trails are literally steps away and visible right from your living room windows. The kitchen is a CHEF'S DREAM loaded with over \$30,000 in GE Monogram professional-grade appliances: gas cooktop with mounted hood fan, built-in wall oven, warming drawer, microwave, full-size fridge, dishwasher, wine/beer fridge, garbage compactor, and garburator. Granite counters, a large island, side pantry, and an extended breakfast nook with deck access make this kitchen as functional as it is impressive. Upstairs, the bonus room is perfect for movie nights. The primary suite has a huge walk-in closet and a 5pc ensuite with soaker tub, separate shower, and his and her sinks. Two more spacious bedrooms and a 4pc bath complete the upper level. The fully finished basement has a massive rec room with dimmable lights, wet bar, 4th bedroom, and 4pc bath. The double garage is insulated, wood-paneled with tall ceilings and 220V, easily your next man-cave. New triple-pane windows (2021). New roof (2022). Walking distance

to 4 schools including Dr. Freda Miller Elementary. Minutes to Fish Creek C-Train Station Park and Ride, easy access to Stoney Trail, Costco shopping at Buffalo Run, and a quick exit to the Rockies. Home's of this quality and condition do not come out often. Come see it for yourself and book your showing today! Price Just Reduced!