



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

20 Everbrook Link SW
Calgary, Alberta

MLS # A2347786



\$700,000

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,178 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stone, Stucco	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, French Door, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Walk-In Closet(s)		
Inclusions:	N/A		

Plenty of Evergreen homes are near Fish Creek Park. This one is fifty metres from it, on a quiet street where the evening walk starts the moment you step off the front step. Dr. Freda Miller School and Evergreen School are both an easy walk for the kids, Stoney Trail is a few minutes away, and downtown is a 22 minute drive. The entry sets the tone, open and bright under vaulted ceilings, with hardwood carrying through the whole main floor. The living room gathers around a corner fireplace, and the large main floor office means the work stays downstairs when the day is done. Upstairs was clearly designed by someone with a family in mind. The bonus room gives the kids a place of their own, the bedrooms are large, and the primary suite is spacious, with walk-in closets and an ensuite that hands the parents a corner of the house that is actually theirs. This is a well maintained home, and the practical side is handled. Central air conditioning for summers, new shingles and a new garage door in 2023, a new water heater in 2024. There is a double attached garage with plenty of built-in storage for the bikes, the hockey bags and everything else a family collects. The basement is undeveloped, so the next owners get to decide what it becomes. A layout this good, kept this well, fifty metres from Fish Creek Park, does not come up often in Evergreen. This is the one worth getting excited about.