



**GRASSROOTS**  
REALTY GROUP

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**131 Everbrook Drive SW**  
**Calgary, Alberta**

**MLS # A2228623**



**\$779,800**

<b>Division:</b>	Evergreen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,147 sq.ft.	<b>Age:</b>	2010 (15 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Corner Lot, Irregular Lot, Lawn, Private		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, Pantry		

**Inclusions:** N/A

Prime Location on a Massive Corner Lot! Nestled next to a park and just a short walk from top-rated schools and the stunning Fish Creek Park, this beautifully maintained two-storey home offers over 2,900 sq ft of living space designed for family comfort and entertaining. Boasting a total of 5 bedrooms plus a main floor den and an upper-level bonus room, this home is perfect for a growing family. Enjoy gleaming hardwood floors, brand-new plush carpeting, and fresh paint throughout all three levels. The open-concept main floor features 9-foot ceilings, a cozy living room with a gas fireplace and built-in ceiling speakers for surround sound. The chef's kitchen is equipped with abundant cabinetry, granite countertops, upgraded stainless steel appliances, and a large walk-through pantry. The adjoining dining area overlooks the fully fenced backyard and opens onto a spacious deck—ideal for summer barbecues. Upstairs, the sunlit bonus room with oversized windows offers additional living space. You'll also find three generously sized bedrooms, including a primary suite with a large walk-in closet, a soaker tub, and a separate freestanding shower. The fully developed basement adds incredible functionality with two additional bedrooms, a spacious recreation/games room, a wet bar, and a full bathroom—perfect for guests or extended family. The huge backyard is fully landscaped and fenced, offering ample space for outdoor activities. This move-in-ready home combines space, location, and upgrades (roof replaced in 2022)—ideal for a family looking to settle in one of Calgary's most sought-after communities.