



GRASSROOTS
REALTY GROUP

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320 Everbrook Way SW
Calgary, Alberta

MLS # A2240997



\$789,000

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,458 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Breakfast Bar, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this spacious 2,458 sqft walkout basement home built by Jayman, located in the family-friendly community of Evergreen—just steps from Fish Creek Park. This 3 Bedroom, 2.5 Bath home features a bright open floor plan and a newly painted interior, ready for moving in. The Main Floor boasts gleaming Hardwood Flooring throughout, a spacious and bright Living Room with Gas Fireplace, separate Dining Room, a well-appointed Kitchen with Center Island, Eating Bar, and Stainless Steel Appliances. Adjacent is a sunny Breakfast Nook that leads out to the Deck. The laundry room and an oversized Double Attached Garage complete the main level. Upstairs offers a spacious Bonus Room and a Loft area perfect for a Home Office. The generous Primary Bedroom features a Walk-In Closet and a 4-Piece Ensuite with a Jetted Tub—providing a comfortable retreat. Two additional good-sized Bedrooms and another 4-Piece Bath complete the upper level. The Walkout Basement with 9' ceiling is unfinished, includes a bathroom rough-in, and is ready for future development. The East-facing Backyard is fully fenced and landscaped with a Patio area—ideal for outdoor entertaining. Evergreen is a well-established southwest Calgary community offering quick access to schools, shopping, and transit. With Fish Creek Park right next door, nature, walking trails, and playgrounds are always within reach.