

1-833-477-6687 aloha@grassrootsrealty.ca

320 Everbrook Way SW Calgary, Alberta

MLS # A2265634



\$749,900

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: Water: Forced Air, Natural Gas Sewer: Floors: Carpet, Hardwood Roof: Condo Fee: Asphalt Shingle **Basement:** LLD: Full, Unfinished, Walk-Out To Grade Exterior: Zoning: Stone, Stucco, Wood Frame 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.