



GRASSROOTS
REALTY GROUP

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475 Everbrook Way SW
Calgary, Alberta

MLS # A2266869



\$850,000

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,820 sq.ft.	Age:	2009 (16 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks		

Inclusions: Garage Door Opener, Garage Door Remote

Welcome to this bright and spacious home in the desirable community of Evergreen! Perfectly situated on a corner lot, this south facing property offers over 2,800 sqft above grade and incredible potential for basement development. The open concept main floor features a stunning three sided fireplace connecting the kitchen, dining and living areas - a true centerpiece for entertaining. You'll also find a dedicated main floor office, mudroom and a separate computer nook, ideal for work or study. Upstairs offers three generous bedrooms, including a luxurious primary suite complete with a cozy three sided fireplace by the tub and a spa inspired ensuite filled with natural light. Enjoy the convenience of upper floor laundry and relax in the spacious front bonus room bathed in sunshine. Close to Fish Creek Park, playgrounds, shopping and easy access to the ring road - this home combines comfort, space and an unbeatable location.