



GRASSROOTS
REALTY GROUP

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

164 Everbrook Drive SW
Calgary, Alberta

MLS # A2272756



\$749,900

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,022 sq.ft.	Age:	2010 (15 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home		

Inclusions: N/A

Open house Sunday Nov 30th, 1:00-4:00pm? Welcome to this beautiful 3-bedroom, 2.5-bathroom home tucked away on a quiet street in the highly sought-after community of Evergreen. Pride of ownership is unmistakable from the moment you arrive, with impressive curb appeal enhanced by a new roof and complete exterior siding replacement (2021). Inside, a grand front foyer welcomes you with gleaming maple hardwood floors and flush-mount vents. The expansive chef's kitchen is a true showpiece, showcasing rich maple cabinetry, stainless steel appliances, a timeless tile backsplash, a walk-through pantry, and an oversized central island perfect for cooking, entertaining, and gathering. Connected to the kitchen, the spacious living room features a gas fireplace with a contemporary mantel and tile surround, while the bright dining nook and living area are framed by large windows that fill the space with natural light. main floor highlights include a private half bath, a convenient laundry area, and a fully insulated and double garage. Both the main floor and second level feature rare 9-ft ceilings, adding to the home's open and airy feel. Upstairs, two generous secondary bedrooms share a full 4-piece bathroom, while the substantial bonus room is ideal for family movie nights or a cozy lounge space. The serene primary suite overlooks the lush backyard and features a spa-inspired ensuite with a luxurious soaker tub, separate tiled shower, and a walk-in closet with custom built-ins. The lower level is undeveloped and ready for your personal touch. Ideally located just steps from greenspace, an elementary school, and Fish Creek Park, and only minutes from Costco, shopping, and the ring road, this home perfectly blends style, comfort, and convenience.

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