



GRASSROOTS
REALTY GROUP

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

443 Everbrook Way SW
Calgary, Alberta

MLS # A2282511



\$799,800

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,041 sq.ft.	Age:	2008 (18 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Private		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bidet, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Tankless Hot Water, Walk-In Closet(s)		

Inclusions: TV Wall Mount, Garage Heater, Garage Cabinets, Built in Speakers, Shed

On a spacious corner lot in Evergreen, 443 Everbrook Way SW offers privacy with mature trees and professional landscaping. The main floor includes a gas fireplace, flexible office, mudroom with a sink, and half-bath. The open kitchen, with high end appliances updated in 2024, features a two-tier granite island, built-in appliances that include; oven, microwave, gas range, warming drawer, you also have a mini-fridge, and abundant natural light. A roof replacement was done in 2022. The whole house has also received a fresh coat of paint. Upstairs, a separate living area offers a perfect space for kids, a media room. The primary suite includes built-in closet shelving and a soaker tub, while two more bedrooms and a full bath complete the upper level. The unfinished basement and a new 2024 hot water on-demand unit await your touch. The oversized, heated garage (23'4" x 20'3") fits two vehicles easily. Underground sprinklers serve both front and back. Certified Built Green Gold (R-20/R-40 insulation) and steps from Fish Creek Park, this home blends comfort, efficiency, and prime location. Book your showing today!