



**GRASSROOTS**  
REALTY GROUP

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

**575 Everbrook Way SW**  
**Calgary, Alberta**

**MLS # A2287713**



**\$739,900**

<b>Division:</b>	Evergreen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,099 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Hardwood, Vinyl
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full
<b>Exterior:</b>	Stone, Stucco, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Double Vanity, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-G
<b>Utilities:</b>	-

**Inclusions:** 1 TV Mount, Black Book Shelf in /Bedroom #3, Built-In Speakers

Welcome to 575 Everbrook Way SW in the highly sought-after community of Evergreen &mdash; a certified Jayman BUILT home offering exceptional design, location, and pride of ownership. Ideally situated within walking distance to the Marshall Springs trailhead of Fish Creek Provincial Park, you'll enjoy endless access to scenic pathways, parks, and streams &mdash; while also being just minutes from the convenient shopping, dining, and amenities of Shawnessy. Truly the best of both worlds: nature at your doorstep and everyday conveniences close by. Boasting tremendous curb appeal with classic stucco siding and stone accents, this immaculately maintained home welcomes you into a soaring 17-foot foyer open to above. Rich, warm hardwood floors guide you past a spacious formal dining room or home office and into the thoughtfully designed open-concept main floor. The upgraded kitchen is both timeless and functional, featuring beautiful quartz countertops, warm-toned cabinetry, full tile backsplash, designer hood fan, an extended flush centre island, smart refrigerator, corner pantry, and expanded counter space ideal for a coffee station or additional prep area. The bright breakfast nook overlooks the large backyard through an oversized feature window, while the inviting living room is anchored by a corner gas fireplace with tile surround and wood mantle, complemented by built-in speakers for enhanced entertaining. Upstairs, intelligent design offers separation and space &mdash; a generous bonus room perfect for movie nights sits apart from three sizeable bedrooms. The primary retreat features a luxurious five-piece ensuite with oversized soaker tub, standalone shower, dual vanities, and a spacious walk-in closet. A full bathroom completes the upper level. Recently refreshed with new paint, newer appliances, and central air conditioning for warm

summer days, this beautifully cared-for Jayman home reflects the original owners' evident pride throughout. An exceptional opportunity to own a quality-built home in one of Calgary's most beloved mature communities — where convenience and nature truly come together.