



**596 Everbrook Way SW
Calgary, Alberta**

MLS # A2291228



\$809,900

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,408 sq.ft.	Age:	2009 (17 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Landscaped, Level, Rectangular Lot, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s)		
Inclusions:	Hot Tub, Treadmill		

****OPEN HOUSE CANCELLED**** Welcome to this beautifully maintained original-owner Jayman-built two-storey home, lovingly cared for since 2009 and ideally located on a quiet street. From the moment you step inside, the home makes a strong first impression with a spacious tiled front entry and a dramatic open-to-above foyer that adds light and a sense of scale. The layout is thoughtful and functional, with a main floor office just off the front entrance featuring a large L-shaped built-in desk, perfect for working from home, managing a busy household, or creating a homework hub. At the back of the home, you’ll find a warm and inviting open-concept living space designed for everyday living and entertaining. The living room is anchored by a centre fireplace, creating a cozy focal point. The kitchen sits at the heart of the home and offers extended dark-stained cabinets, granite countertops, stainless appliances, and a large island with bar seating. Just off the kitchen, the dining area offers plenty of room for a full-sized table and is wrapped in windows, bringing in excellent natural light and providing direct access to the west-facing backyard. A large hallway off the kitchen adds even more practicality, complete with a big dual-door pantry and broom closet. The oversized double attached garage is another standout feature, with room to comfortably accommodate larger vehicles, including a truck. Upstairs, the layout is ideal for families, with a smart separation between the primary suite and the kids’/secondary bedroom wing. The primary bedroom, is generously sized and features a massive walk-in closet and a spacious 5-piece ensuite with dual sinks, a stand-alone tub and shower. To the right of the stairs, a door closes off the secondary bedroom area for added privacy and functionality. Just outside the kids’ rooms is the convenient upper laundry room.

Beyond that, you'll find a cozy bonus room that's perfect for a TV lounge, gaming area, hobby space, or reading nook. Two good sized bedrooms are perfect for the growing family. The fully finished basement adds even more living space and flexibility, featuring a comfortable TV/recreation area with carpet and a corner gas fireplace, plus a small wet bar, great for entertaining or family movie nights. This level also includes a huge fourth bedroom, another 4-piece bathroom, and plenty of storage space. Outside, the backyard is built for enjoyment and low-maintenance living. The new composite deck with aluminum railing spans approximately half the width of the home, offering lots of room for outdoor seating and entertaining. Add to that the benefit of underground sprinklers and you have the perfect outdoor oasis. The home also features A/C, central vacuum with attachments, and attractive exterior finishes with stucco plus CylaPlast. Other important updates include a new furnace (2023), new hot water tank (2023), new Class 4 impact-resistant shingle roof (2023), four new back windows, and the newer deck.