



**224 Everbrook Way SW
Calgary, Alberta**

MLS # A2297787



\$849,900

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,025 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, City Lot, Low Maintenance Landscape, Private		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Granite Counters, Kitchen Island		

Inclusions: N/A

Welcome to 224 Everbrook Way SW in the desirable community of Evergreen, featuring a fully developed walkout basement with a 1-bedroom legal suite, an excellent opportunity for mortgage help, rental income or a comfortable space for an extended family. With its own kitchen and separate laundry, the suite offers privacy and flexibility while adding real long-term value to the home. This Jayman-built home features Brazilian Tigerwood flooring throughout the main level and a bright, open concept layout ideal for everyday living and entertaining. The kitchen features granite countertops, a stainless steel sink, charcoal maple cabinetry, and upgraded stainless steel appliances, with plenty of storage. The dining nook features soaring 11-foot ceilings, floor-to-ceiling windows, and access to the deck with views toward Fish Creek Park and the city. Both the deck and patio include gas BBQ hookups, while the family room offers built-in shelving and a cozy fireplace. The main floor is finished with a den featuring custom built-ins, perfect for a home office. Upstairs, you will find a spacious bonus room with built-in wiring and speakers, along with a primary suite complete with a walk-in closet and ensuite featuring a separate shower and jetted tub. Two additional spacious bedrooms and a 4-piece bathroom complete the upper level. The fully developed walkout basement legal suite includes its own kitchen and separate laundry, making it ideal for generating rental income or hosting extended family. Outside, the professionally landscaped backyard showcases high-end landscaping and a stunning waterfall, creating a private outdoor retreat. A beautifully upgraded home in an exceptional location. Book your private showing today.