



**151 Everbrook Drive SW**  
**Calgary, Alberta**

**MLS # A2131520**



**\$829,900**

<b>Division:</b>	Evergreen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,366 sq.ft.	<b>Age:</b>	2010 (14 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Covered, Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1N
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Animal Home, No Smoking Home		

**Inclusions:** Window coverings with designer curtains, Main Level : Living room sofas, Dining table, bar tools (3) , end table , ascent tables(3), Beautiful Wall Article, Master bed room- King Size bed, side/chest table & mirror, Secondary bed room#1 - Queen size bed and night lamp table, Secondary bed room#2- Desk & Chair , Bonus Room- Sofas & end tables, Basement-Air Hockey table , Back yard- Patio set

Welcome to this meticulously maintained two-storey home with 3 bedrooms and 2.5 bathroom in Evergreen . This beautiful home offers balance of comfort style , convenience and boasted with upgrades - skylight at upper floor, walk-in pantry , large living space, convenient laundry at upper floor , vaulted ceiling in bonus room , accessible ramp , gas stove , maple hardwood floor . This home greets you with ample entrance space , 9 feet ceiling and open concept layout . Main level offers living area, dining area, walk-in pantry and half wash room . The dining area can accommodate large gatherings. Upstairs hosts the master bedroom with 4 piece bathroom , extra 2 bed rooms with common 4 pc bathroom and additional large bonus room which provides endless possibilities whether its playroom, home gym or media center fit your life styles. The private backyard is fully fenced. Additional upgrades to note are new roof ( 2021) .The garage is insulated with dry wall . The unspoiled basement awaits your personal touches, offering potential for customization to suit your needs and preferences. Enjoy close by Fish Creek Park- perfect for nature lovers. Enjoy quick access to Stoney trail , Costco , schools and shopping . **DON'T MISS OUT THIS FABULOUS OPPORTUNITY**