



**GRASSROOTS**  
REALTY GROUP

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**47 Everbrook Link SW**  
**Calgary, Alberta**

**MLS # A2154981**



**\$719,800**

<b>Division:</b>	Evergreen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,901 sq.ft.	<b>Age:</b>	2007 (17 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	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>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-1N
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Ceiling Fan(s), Double Vanity, No Animal Home, No Smoking Home, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Welcome to this exceptional 4 bedroom and 1 Den family home with numerous upgrades and a sunny west-facing back yard on a secluded street in Evergreen. This modern floor plan offers an open concept with maple hardwoods throughout most of the main floor. The kitchen features abundant maple cabinetry with ample storage and counter space, including a large centre island, and interacts seamlessly with the great room and the sun soaked eating area. The kitchen opens easily onto the oversized rear deck and back yard. Upstairs you will find a generous master suite and private 5 piece en-suite plus one of the largest walk in closets you will find in a house this size. The second floor is also home to the spacious second and third bedrooms, large enough for children of any age. The fully developed basement offers a cozy family room- a perfect area for relaxing with family and friends, plus a 4th bedroom and private gym/den (You could transfer that into a 5th bedroom ). Basement bathroom is waiting for you to develop and rough-in is already there. A fantastic home, close to playgrounds, shopping, transportation and extensive amenities. Washer, dryer, refrigerator, stove and range hood have all been replaced with new ones in recent years. We have water line ready for the refrigerator. All the furniture are negotiable. Seller will do professional cleaning before the possession day. Seller wants to rent this property for another 10 months. Agent will try to confirm showing request ASAP, however please allow up to 24 hours to approve the showing request. Seller will do professional cleaning after the sale.