



**55 Everbrook Link SW
Calgary, Alberta**

MLS # A2161080



\$758,550

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,915 sq.ft.	Age:	2007 (17 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Additional Parking, Concrete Driveway, Double Garage Attached, Garage Door		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), Front Yard, Gentle Sloping, Interior Lot, Landscaping		

Heating:	Central, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Firepit, gazebo		

Jewel of a Deal!!! ** Squeaky clean home ** Original Owners ** Quick Possession ** Convenient Location - Steps away from the walking paths, ponds, Ice rink, Tim Horton's, pathways, schools, shopping, Costco, Fish Creek, movie, LRT / transit and the new exit to Stoney Trail. A wonderful URBAN STYLE HOME with many upgraded features & meticulously crafted - Truly a custom Jayman BUILT dream home - The Kennedy Model. Close to 2900 SF of luxury living space offering 3+1 bedrooms, 3.5 baths, fully developed & an upper bonus room... Check out the floor plan! This OPEN design features hardwood floors throughout the main floor living areas - smart CHEF's kitchen all overlooking the breakfast nook area and great room. Upgraded Fit & Finish features include a corner gas fireplace, light & plumbing fixtures, baseboard, doors and casings... and so much more! The kitchen is masterfully designed for efficiency and entertaining (stained maple shaker style doors & trims), with lots of countertop space, upgraded stainless steel appliances, a pantry, a tiled backsplash, recessed lighting, dramatic central island with a flush eating bar for three & under mount stainless steel sink, and task lighting above. Upstairs includes an oversized primary bedroom with a full spa-like ensuite (Big soaker tub & separate shower), an oversized walk-in closet. 2 more generous-sized spare bedrooms, and a front bonus room. The basement is fully finished with a supersized 22' x 15' great room, bedroom, storage, and full bath. Other impressive features include an oversized, fully insulated double attached garage, a big west-facing back yard with mature landscaping, a firepit, a 12' x 12' wood patio with a gazebo, a fully fenced, sunny private backyard setting, rich front curb appeal with stucco detail, stonework and covered front entry with a sitting verandah. Call your friendly

REALTOR(R) to book a viewing!