



151 Everbrook Drive SW
Calgary, Alberta

MLS # A2181652



\$774,900

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

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

Inclusions: Window coverings with designer curtains

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**