



**284 Everbrook Way SW
Calgary, Alberta**

MLS # A2182352



\$839,900

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,251 sq.ft.	Age:	2007 (17 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Street Lighting, Rec		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)		
Inclusions:	N/A		

OPEN HOUSE Saturday&Sunday Dec 21st&22nd/2024 from 1 to 3.30..Beautiful JAYMAN home in Evergreen.Great opportunity to own a fully developed WALK OUT home overlooking Fish Creek Park. Extensively upgraded kitchen offers GE Monogram stainless steel appliances, gas range, warming drawer, garbage compressor, tons of granite counter space, silgranit sink, garburator, beverage cooler, eating bar, & large pantry. Dining nook is surrounded by windows and provides quick access to the back deck. Spacious living room with corner fireplace can accommodate many different furniture options. The den is made private with glass doors. Upstairs is home to 3 large bedrooms, bonus room, & 4pc bath. Master features a walk in closet & 4pc en suite that has a corner soaker tub & glass surround shower. Fully finished walk out basement offers a 4th bedroom, 4pc bathroom, family room, & rec room. Large yard is fully fenced & has a patio for entertaining. Home is conveniently located walking distance to Fish Creek Park, schools, green spaces, & amenities.From upstairs floor you will have a full view over Fish Creek Park and DT view.Just 3 years old roof and newer water tank.No carpet in this home.Short drive to Costco and easy access to Stoney Trail.If you drive an electrical car you will find an EV charger in garage.