

\$750,000 - 376 Everbrook Way Sw, Calgary

MLS® #A2116768

\$750,000

5 Bedroom, 4.00 Bathroom, 1,762 sqft
Residential on 0.11 Acres

Evergreen, Calgary, Alberta

Original owner and FIRST TIME on the market! This property is a stone's throw away from the beautiful Fish Creek Provincial Park. This property will welcome you to an immaculately well-maintained home in the desirable community of Evergreen. Upon stepping in; you'll be greeted with an unobstructed open-floor layout and immediately will take notice of one of the biggest wrapped-around decks in all of Evergreen Community measuring 34'0" x 18'0". The open-concept main floor has a spacious living room and a breakfast nook area. The well-appointed kitchen features plenty of upgraded appliances such as new GAS stove/ GAS oven (2023), and refrigerator (2023) - all in gleaming stainless steel. Along the hallway of the main floor is a 2-pcs bathroom and laundry room with a newer washer and dryer then it leads to a double car garage with rubber mat flooring throughout to keep the floor warmer during the winter months. As you walk up the upper level; you'll come across the bonus room which is converted into a bedroom (making the total bedroom to 6). This room can easily be converted back to a bonus room by knocking down the partition wall (drywalled). The primary bedroom has a 4-pc ensuite bathroom with a walk-in closet. The two other bedrooms share a 4-pc bathroom on the upper floor. Walking down to the basement, it opens up to a large living room with built-in cabinetry (for entertainment units) and a small bar area. The



two bedrooms also share a 3-pc bathroom. Also, you'll find a very large storage room - converted into an office space with an additional storage space under the stairs. Walking out to a double door on grade is a huge covered porch (similar footprint as the deck above). The shingle roof was also replaced summer of 2022. This home is just steps away from other amenities such; Dr. Freda Miller K-5 school and the Marshall Springs middle school, with access to the rest of the city via Tsuut'ina/Stoney trail hence this home is ideally situated for all your family's needs. Pride of ownership is evident throughout, this home is a must-see! Call to book your private showing today!

Built in 2006

Essential Information

MLS® #	A2116768
Price	\$750,000
Sold Price	\$730,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,762
Acres	0.11
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	376 Everbrook Way Sw
Subdivision	Evergreen
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T2Y 0C7

Amenities

Amenities	Park, Playground
Parking Spaces	5
Parking	Double Garage Attached

Interior

Interior Features	Breakfast Bar, Double Vanity, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Separate Entrance
Appliances	Dishwasher, Gas Oven, Gas Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	BBQ gas line, Private Entrance, Private Yard
Lot Description	Irregular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 13th, 2024
Date Sold	July 16th, 2024
Days on Market	32
Zoning	R-1N
HOA Fees	105.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
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