

\$785,000 - 49 Everbrook Drive Sw, Calgary

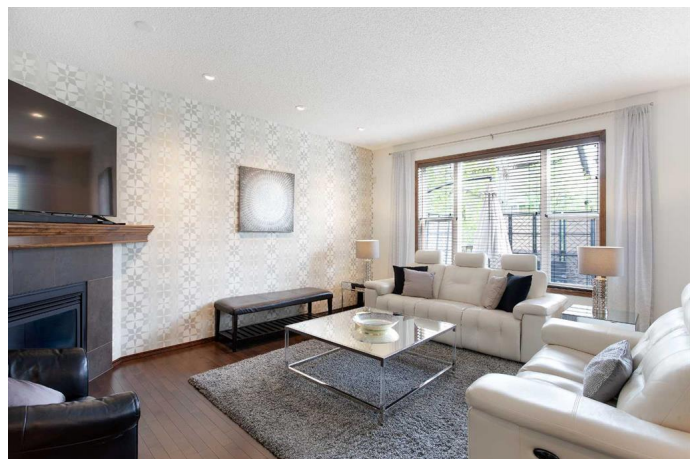
MLS® #A2134444

\$785,000

4 Bedroom, 4.00 Bathroom, 2,278 sqft
Residential on 0.10 Acres

Evergreen, Calgary, Alberta

Original owner and FIRST TIME on the market! Welcome to this immaculately maintained home in the desirable community of Evergreen. Step in and be greeted by beautiful hardwood flooring and 9' ceilings. The open concept main floor has a spacious living room, dining area and main floor office. The well appointed kitchen features plenty of cabinets, 1-1/4" thick granite countertops, a new stove (2023), refrigerator (2023) and a BOSCH dishwasher (2022) - all in gleaming stainless steel. Your WALK-THROUGH pantry leads to your mud room with NEWER washer and dryer (2022) and into your well sized double attached garage. Heading upstairs, the primary bedroom is complete with a large walk-in closet and a huge 5 piece ensuite bathroom! 2 additional bedrooms, another 4 piece bathroom and a large bonus room with several windows complete the upper level. The fully finished (with PERMITS) WALKOUT basement has an additional bedroom and a 4-piece bathroom. Featuring a large WET BAR, refrigerator, 220V plug for a future stove and ROUGH-INS for additional washer / dryer, the basement can easily be SUITED (pending City approvals). The SOUTH-FACING backyard with a large deck is perfect to enjoy those summer evenings! Feeling a little too warm? CENTRAL AIR-CONDITIONING keeps you cool when needed! Additional upgrades include a NEW hot water tank (2022), 'silent' garage door motor (2021), fresh paint (2024) and smart wired speakers throughout the



home! Located just steps away from Fish Creek park, the Dr. Freda Miller K-5 school and the Marshall Springs middle school, with access to the rest of the city via stoney trail, this home is ideally situated for all your family's needs. Pride of ownership evident throughout, this home is a must see! Call to book your private showing today!

Built in 2005

Essential Information

MLS® #	A2134444
Price	\$785,000
Sold Price	\$820,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,278
Acres	0.10
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	49 Everbrook Drive Sw
Subdivision	Evergreen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y0A4

Amenities

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Bar, Breakfast Bar, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s), Wired for Sound
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, Lawn, Street Lighting, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 23rd, 2024
Date Sold	May 27th, 2024
Days on Market	4
Zoning	R-1N
HOA Fees	105.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
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