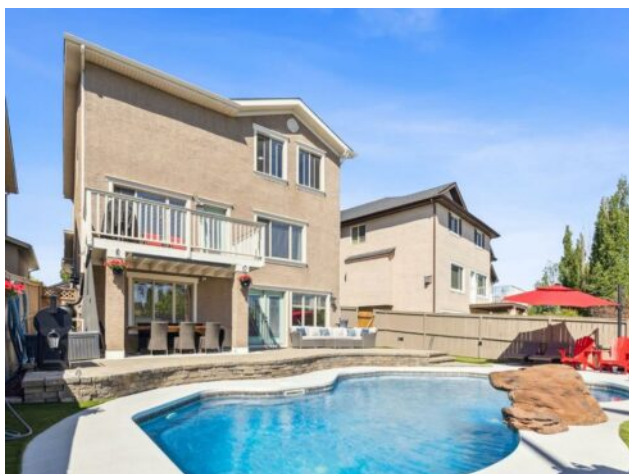


316 Everbrook Way SW
Calgary, Alberta

MLS # A2223785



\$889,000

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,460 sq.ft.	Age:	2007 (18 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Heated Garage, Insulated		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Lawn, Low Maintenance Landscape, No Neighbours Behind, Under		

Heating: Forced Air, Humidity Control, Natural Gas

Floors: Carpet, Ceramic Tile, Hardwood, Slate

Roof: Asphalt Shingle

Basement: Finished, Full, Walk-Out To Grade

Exterior: Stone, Stucco

Foundation: Poured Concrete

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-G

Utilities: -

Features: Ceiling Fan(s), Chandelier, Crown Molding, French Door, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Vinyl Windows, Walk-In Closet(s)

Inclusions: TV Wall Mounts(2) - one in upper kids bedroom, the other in basement bedroom, Rain Barrels(2), Shed, Pool Equipment & Accessories

OPEN HOUSE CANCELLED!! Welcome to your dream home complete with your own private backyard oasis in the family-friendly community of Evergreen perfectly situated, just a short walk to schools, parks and serene pathways of Fish Creek Park. Meticulously maintained by original owners and offered for the first time, this stunning fully developed walkout home combines functional elegance, lifestyle features, and thoughtful upgrades throughout. With 3470 sqft of developed living space, this 3+1 bedroom, 3.5 bathroom, Jayman Built " home includes ENERGY EFFICIENT construction 'Quantum Performance' Built Green rating. The home's exterior has terrific front curb appeal with stucco, stone exterior, and covered entry. Step inside, you're welcomed by an open to above foyer with timeless wall panelling, a statement chandelier, and rich natural slate flooring that sets the tone for the elegance throughout. The main floor's 9' flat ceilings, & warm maple hardwood, create a spacious, functional flow. A private home office/flex room with double French doors offers a refined place, for work, study or adaptable use of space. At the heart of the home, the kitchen gleams with granite countertops, large island, silgranit sink, maple cabinets, space for a coffee bar, & walk-in pantry - all designed to enjoy entertaining with family and friends. The great room invites you to relax with a cozy gas fireplace & built-in ceiling speakers, while just outside, a balcony with a gas line lets you enjoy BBQs all year long. Upstairs, the spacious primary bedroom is your personal sanctuary, complete with an ensuite that features a soaker tub, walk-in shower, and an oversized walk-in closet crowned with its own chandelier. Two additional generous sized bedrooms, a main bathroom, and a bright versatile bonus room - ideal for a media lounge or quiet reading nook - offer space for everyone in the

family. The developed walkout basement is filled with natural light and thoughtfully designed for flexibility. It features a fourth bedroom with direct access to a Jack & Jill 4-pc bath, along with a large open space perfect for a gym/games area and tv room. The mechanical room offers two furnaces, two new humidifiers(2024), hot water tank(2023), and water softener. Step into your own backyard oasis, complete with heated pool - (newer heater 2019), rubber-coated pool deck & surround for comfort, and safety(2023), putting green, tranquil lounging area, reinforced concrete pad-220V wiring for a future hot tub, create the perfect escape - right in your own backyard. Additional upgrades include irrigation system, & moen hot/cold outdoor tap, garage heater 2022, Polyurethane-coated garage floor(2021), pro slat garage wall system(2021), newer garage door(2023), washer(2023), Heatilator(2025), and more. Stoney Trail, Costco, transit, and all major amenities are only minutes away. This is more than a home - it's a lifestyle.