# \$719,000 - 364 Everbrook Way Sw, Calgary

MLS® #A2243946

### \$719,000

4 Bedroom, 4.00 Bathroom, 1,988 sqft Residential on 0.10 Acres

Evergreen, Calgary, Alberta

\$50,000.00 PRICE REDUCTION!! Nestled in the heart of Evergreen this stunning 2 storey home comes with 4 bedrooms, 3.5 baths plus a WALKOUT basement with an illegal suite, ideal for extended family or a mortgage helper. The main level consists of an open plan with high ceilings, gleaming hardwood floors and large windows that bring in tons of natural sunlight. The kitchen is a Chef's delight with upgraded S/S appliances, custom cabinets, a corner pantry plus a huge center island/breakfast bar that overlooks the large living room with a cozy gas fireplace and separate eating area that grants access to a massive East facing back deck. Completing the main floor is a formal dining room off the front plus a 2pc bath and laundry area. Upstairs you will find an oversized primary bedroom with a walk-in closet plus a 4pc ensuite with a separate soaker tub and shower. Completing the upper level are two additional bedrooms, another 4pc bath plus and good sized bonus room that overlooks the front entrance. The fully finished walkout basement has been transformed into an illegal suite, featuring heated cork flooring, a large kitchen, living room and separate dining area that grants access to a massive fully fenced/landscaped backyard with a good sized shed plus a lovely patio with a separate entrance. Completing the lower level is a 4th bedroom, 4pc bath plus an office/flex area that could be used as a 5th bedroom. Additional bonuses include an oversized double attached







garage plus a relaxing front porch. You will love living in this incredible location with no neighbors behind. Evergreen is a fantastic family friendly community with numerous parks, green spaces, multiple schools, convenient shopping options and easy access to main roadways.

#### Built in 2006

#### **Essential Information**

MLS® # A2243946

Price \$719,000

Bedrooms 4

Bathrooms 4.00

Full Baths 3

Half Baths 1

Square Footage 1,988 Acres 0.10

Year Built 2006

Type Residential Sub-Type Detached

Style 2 Storey

Status Active

## **Community Information**

Address 364 Everbrook Way Sw

Subdivision Evergreen

City Calgary

County Calgary
Province Alberta

Postal Code T2Y 0C7

#### **Amenities**

Amenities Other

Parking Spaces 4

Parking Double Garage Attached, Driveway

# of Garages 2

#### Interior

Interior Features Breakfast Bar, Ceiling Fan(s), High Ceilings, Kitchen Island, No Smoking

Home, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s)

Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood

Fan, Refrigerator, Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Gas, Mantle, Tile

Has Basement Yes
Basement Full

#### **Exterior**

Exterior Features Balcony, Private Entrance, Private Yard

Lot Description Back Yard, Front Yard, Landscaped, No Neighbours Behind,

Rectangular Lot, Few Trees

Roof Asphalt Shingle

Construction Stone, Stucco, Wood Frame, Cedar

Foundation Poured Concrete

#### **Additional Information**

Date Listed July 31st, 2025

Days on Market 95
Zoning R-G
HOA Fees 105
HOA Fees Freq. ANN

#### **Listing Details**

Listing Office 2% Realty

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