

\$699,900 - 204 Everbrook Way Sw, Calgary

MLS® #A2205432

\$699,900

4 Bedroom, 3.00 Bathroom, 1,781 sqft
Residential on 0.10 Acres

Evergreen, Calgary, Alberta

This is it! Welcome to this lovely 2-storey home that shows PRIDE OF OWNERSHIP! It has STUCCO exterior sidings, CENTRALIZED AIR-CONDITIONING SYSTEM, and an AWESOME west-facing BACKYARD! As you enter, you'll notice the OPEN-CONCEPT main floor plan that features a spacious foyer area, living room with a COZY GAS FIREPLACE and BUILT-IN SPEAKERS, kitchen with a corner PANTRY, island with a raised breakfast bar, and a sunny dining area with a view of the stunning backyard! The laundry and half bathroom complete the main floor level. As you head upstairs, you'll notice the spacious BONUS ROOM with LARGE WINDOWS. This is a nice place for some family relaxation and/or fun activities like karaoke or movie nights! The bright & spacious Master Bedroom overlooks the backyard and has a 4-pc ENSUITE BATHROOM with a corner SOAKER TUB, a standing shower, and a walk-in closet. There are 2 other good-sized bedrooms and a full bathroom. The basement is partially finished with the 4th bedroom and a TANKLESS HOT WATER HEATER. The SUNNY and FULLY-FENCED PIE-SHAPED BACKYARD is an outdoor oasis that features a LARGE 2-TIERED DECK/PATIO, PERGOLA, sturdy BBQ shed with concrete footings, covered wooden bench, and multiple trees for your privacy. A back gate provides easy and convenient access to the brand new Dr. Freda Miller Elementary School, public bus transit,



and the Fish Creek Provincial Park. It is a short drive to the new Costco and the ring road. 2021 ROOF, 2024 NEW CARPET, 2023 LG REFRIGERATOR, 2023 WASHER/DRYER, 2024 FURNACE. Come and see to appreciate!

Built in 2008

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2205432 |
| Price | \$699,900 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,781 |
| Acres | 0.10 |
| Year Built | 2008 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 204 Everbrook Way Sw |
| Subdivision | Evergreen |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2Y 0E8 |

Amenities

| | |
|----------------|------------------------|
| Amenities | None |
| Parking Spaces | 4 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | See Remarks |
| Appliances | Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Living Room, Mantle |
| Has Basement | Yes |
| Basement | Full, Partially Finished |

Exterior

| | |
|-------------------|--|
| Exterior Features | Garden, Private Yard |
| Lot Description | Few Trees, Level, No Neighbours Behind, Private, See Remarks |
| Roof | Asphalt Shingle |
| Construction | Stone, Stucco |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 27th, 2025 |
| Days on Market | 6 |
| Zoning | R-G |
| HOA Fees | 110 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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