

# \$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	32
Zoning	R-G
HOA Fees	110
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX House of Real Estate
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