

# \$889,000 - 316 Everbrook Way Sw, Calgary

MLS® #A2223785

**\$889,000**

4 Bedroom, 4.00 Bathroom, 2,460 sqft

Residential on 0.12 Acres

Evergreen, Calgary, Alberta

OPEN HOUSE CANCELED!! 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), proslat 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.

Built in 2007

**Essential Information**

MLS® #	A2223785
Price	\$889,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3

Half Baths	1
Square Footage	2,460
Acres	0.12
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	316 Everbrook Way Sw
Subdivision	Evergreen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 0C9

### Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached, Garage Door Opener, Heated Garage, Insulated
# of Garages	2
Has Pool	Yes

### Interior

Interior Features	Ceiling Fan(s), Chandelier, 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), Crown Molding, French Door
Appliances	Dishwasher, Dryer, Garage Control(s), Humidifier, Microwave Hood Fan, Range, Refrigerator, Washer, Window Coverings, Water Softener
Heating	Forced Air, Natural Gas, Humidity Control
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room, Heatilator
Has Basement	Yes
Basement	Finished, Full, Walk-Out

**Exterior**

Exterior Features	Balcony, BBQ gas line, Private Yard, Rain Barrel/Cistern(s)
Lot Description	Back Yard, Lawn, Low Maintenance Landscape, No Neighbours Behind, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 4th, 2025
Days on Market	7
Zoning	R-G
HOA Fees	105
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	URBAN-REALTY.ca
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