

**224 Everbrook Way SW**  
**Calgary, Alberta**

**MLS # A2290543**

**\$879,900**



<b>Division:</b>	Evergreen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,025 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Heated Garage		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Low Maintenance Landscape, Private		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Granite Counters, Kitchen Island		

**Inclusions:** Suite appliances, Gas range, OTR Microwave, Dishwasher, washer/dryer, fridge

Welcome to 224 Everbrook Way SW in the desirable community of Evergreen, featuring a fully developed walkout basement with a 1-bedroom legal suite, an excellent opportunity for mortgage help, rental income or a comfortable space for an extended family. With its own kitchen and separate laundry, the suite offers privacy and flexibility while adding real long-term value to the home. This Jayman-built home features Brazilian Tigerwood flooring throughout the main level and a bright, open concept layout ideal for everyday living and entertaining. The kitchen features granite countertops, a stainless steel sink, charcoal maple cabinetry, and upgraded stainless steel appliances, with plenty of storage. The dining nook features soaring 11-foot ceilings, floor-to-ceiling windows, and access to the deck with views toward Fish Creek Park and the city. Both the deck and patio include gas BBQ hookups, while the family room offers built-in shelving and a cozy fireplace. The main floor is finished with a den featuring custom built-ins, perfect for a home office. Upstairs, you will find a spacious bonus room with built-in wiring and speakers, along with a primary suite complete with a walk-in closet and ensuite featuring a separate shower and jetted tub. Two additional spacious bedrooms and a 4-piece bathroom complete the upper level. The fully developed walkout basement legal suite includes its own kitchen and separate laundry, making it ideal for generating rental income or hosting extended family. Outside, the professionally landscaped backyard showcases high-end landscaping and a stunning waterfall, creating a private outdoor retreat. A beautifully upgraded home in an exceptional location. Book your private showing today.