

**212 Everbrook Way SW**  
**Calgary, Alberta**

**MLS # A2330189**



**\$789,900**

|                  |                                                                                 |               |                   |
|------------------|---------------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Evergreen                                                                       |               |                   |
| <b>Type:</b>     | Residential/House                                                               |               |                   |
| <b>Style:</b>    | 2 Storey                                                                        |               |                   |
| <b>Size:</b>     | 2,104 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, Garage Door Opener                                      |               |                   |
| <b>Lot Size:</b> | 0.18 Acre                                                                       |               |                   |
| <b>Lot Feat:</b> | Environmental Reserve, Fruit Trees/Shrub(s), Landscaped, Level, Low Maintenance |               |                   |

|                    |                                                                                |                   |     |
|--------------------|--------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                        | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood, Laminate                                       | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                                | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full                                                                           | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Stucco, Wood Frame                                                             | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                                                | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Bar, Bookcases, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan |                   |     |

**Inclusions:** N/A

Open House - Saturday Aug 1st - 1:30 to 3:00 PM. Welcome to this beautifully crafted masterpiece situated on a premium pie-shaped lot in the desirable semi-estate area of Evergreen. Designed with the modern family in mind, this fully finished (with more than 3000 sq/ft living space), air-conditioned home seamlessly blends elegant style with everyday functionality. A spacious, open-to-above foyer sets an impressive tone the moment you walk in. Off the entrance, a versatile great room with a striking feature wall offers the perfect space for a home office, formal dining room, or music room. The open-concept heart of the home boasts 9' ceilings, beautiful hand-scraped hardwood flooring, and a bright living room anchored by a gas fireplace with custom built-in shelving. Kitchen Features timeless dark cabinetry, granite countertops, stainless steel appliances (including new 2026 electric stove and dishwasher), a corner pantry, and an inviting eating bar. A bright dining area provides direct access to the backyard, complemented by a dedicated main-floor laundry room and a 2-piece powder room. Ascend the stairs to find a spacious, open bonus room surrounded by windows, flooding the space with natural light. Primary master bedroom a true retreat featuring a large walk-in closet and a large size 5-piece ensuite with dual sinks, a glass-surround shower, and an oversized deep soaker tub. There are two generously sized secondary bedrooms share a pristine 4-piece bathroom with a convenient linen closet. The fully finished basement expands your living space with a massive family room, a dedicated games area, and a sleek wet bar. It also hosts a private 4th bedroom with its own walk-in closet, a gorgeous 3-piece bathroom, and ample storage space. Enjoy long summer evenings in your sprawling, sunny West-facing backyard. This low-maintenance outdoor

sanctuary features a brick patio, a cozy firepit area, a large gazebo, mature trees and shrubs, and thoughtfully placed electrical conduits. Additional upgrades like Built-in speakers in the living room as well as the basement , professionally well designed backyard landscaping, Central A/C, durable stucco exterior, and a double attached garage equipped with custom shelving for ultimate storage. Located just steps from top-rated schools (Dr. Freda Miller, Marshall Springs, and Our Lady of Evergreen). Enjoy incredible convenience with quick access to the new SW Ring Road (Stoney Trail), Costco, transit, local amenities, and the breathtaking natural beauty of Fish Creek Provincial Park. This home truly has it all. Easy to show&mdash;book your private viewing today!