



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**284 EVERBROOK Way, Calgary T2Y 0C9**

MLS®#: **A2182352**

Area: **Evergreen**

Listing Date: **12/05/24**

List Price: **\$799,900**

Status: **Pending**

County: **Calgary**

Change: **-\$40k, 19-Jan**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2007**

Lot Information

Lot Sz Ar: **4,768 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,251**  
Low Sqft:  
Ttl Sqft: **2,251**

DOM

**58**  
Layout  
Beds: **4 (3 1 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

Ttl Park: **4**  
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Landscaped,Street Lighting,Rectangular Lot**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Fireplace(s),Forced Air**  
Sewer:  
Ext Feat: **Lighting,Private Yard**

Construction: **Concrete,Stucco,Wood Frame**  
Flooring: **Ceramic Tile,Hardwood,Laminate**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**  
Int Feat: **Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Soaking Tub,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>11`6" x 14`4"</b>
<b>Dining Room</b>	<b>Main</b>	<b>10`3" x 10`9"</b>
<b>Office</b>	<b>Main</b>	<b>9`11" x 12`8"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`10" x 13`0"</b>
<b>Bonus Room</b>	<b>Upper</b>	<b>10`7" x 12`4"</b>
<b>Exercise Room</b>	<b>Basement</b>	<b>12`8" x 13`4"</b>
<b>4pc Ensuite bath</b>	<b>Upper</b>	

Room	Level	Dimensions
<b>Foyer</b>	<b>Main</b>	<b>7`4" x 12`0"</b>
<b>Living Room</b>	<b>Main</b>	<b>14`5" x 21`9"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>13`4" x 14`0"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`7" x 12`4"</b>
<b>Family Room</b>	<b>Basement</b>	<b>13`5" x 21`9"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>11`8" x 13`6"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	

2pc Bathroom

Main

4pc Bathroom  
Legal/Tax/Financial

Basement

Title:  
**Fee Simple**  
Legal Desc:

**0712058**

Zoning:  
**R-G**

Remarks

Pub Rmks: **OPEN HOUSE Saturday&Sunday Jan11&12/2025 from 2 to 4.Beautiful JAYMAN home in Evergreen.Great opportunity to own a fully developed WALK OUT home overlooking Fish Creek Park. Extensively upgraded kitchen offers GE Monogram stainless steel appliances, gas range, warming drawer, garbage compressor, tons of granite counter space, silgranit sink, garburator, beverage cooler, eating bar, & large pantry. Dining nook is surrounded by windows and provides quick access to the back deck. Spacious living room with corner fireplace can accommodate many different furniture options. The den is made private with glass doors. Upstairs is home to 3 large bedrooms, bonus room, & 4pc bath. Master features a walk in closet & 4pc en suite that has a corner soaker tub & glass surround shower. Fully finished walk out basement offers a 4th bedroom, 4pc bathroom, family room, & rec room. Large yard is fully fenced & has a patio for entertaining. Home is conveniently located walking distance to Fish Creek Park, schools, green spaces, & amenities.From upstairs floor you will have a full view over Fish Creek Park and DT view.Just 3 years old roof and newer water tank.No carpet in this home.Short drive to Costco and easy access to Stoney Trail.If you drive an electrical car you will find an EV charger in garage.**

Inclusions:  
Property Listed By: **N/A  
RE/MAX House of Real Estate**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**





















