



THE
A-TEAM

**RE/MAX
FIRST**

284 EVERBROOK Way, Calgary T2Y 0C9

MLS®#: **A2182352**

Area: **Evergreen**

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

List Price: **\$839,900**

Status: **Active**

County: **Calgary**

Change: **None**

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:

Access:

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

DOM

16
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

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

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

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 Dec 21st&22nd/2024 from 1 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











