



## 55 Everbrook Link Calgary Alberta

\$758,550

Jewel of a Deal!!!! \*\* Squeaky clean home \*\* Original Owners \*\* Quick Possession \*\* Convenient Location - Steps away from the walking paths, ponds, Ice rink, Tim Horton's, pathways, schools, shopping, Costco, Fish Creek, movie, LRT / transit and the new exit to Stoney Trail. A wonderful URBAN STYLE HOME with many upgraded features & meticulously crafted - Truly a custom Jayman BUILT dream home - The Kennedy Model. Close to 2900 SF of luxury living space offering 3+1 bedrooms, 3.5 baths, fully developed & an upper bonus room... Check out the floor plan! This OPEN design features hardwood floors throughout the main floor living areas - smart CHEF's kitchen all overlooking the breakfast nook area and great room. Upgraded Fit & Finish features include a corner gas fireplace, light & plumbing fixtures, baseboard, doors and casings... and so much more! The kitchen is masterfully designed for efficiency and entertaining (stained maple shaker style doors & trims), with lots of countertop space, upgraded stainless steel appliances, a pantry, a tiled backsplash, recessed lighting, dramatic central island with a flush eating bar for three & under mount stainless steel sink, and task lighting above. Upstairs includes an oversized primary bedroom with a full spa-like ensuite (Big soaker tub & separate shower), an oversized walk-in closet. 2 more generous-sized spare bedrooms, and a front bonus room. The basement is fully finished with a supersized 22' x 15' great room, bedroom, storage, and full bath. Other impressive features include an oversized, fully insulated double attached garage, a big west-facing back yard with mature landscaping, a firepit, a 12' x 12' wood patio with a gazebo, a fully fenced, sunny private backyard setting, rich front curb appeal with stucco detail, stonework and covered front entry with a sitting verandah. Call your friendly REALTOR(R) to book a view...

4pc Bathroom .00 Ft x .00 Ft  
 Family room 21.75 Ft x 15.50 Ft  
 Bedroom 13.75 Ft x 9.92 Ft  
 Furnace 10.25 Ft x 7.67 Ft  
 Living room 18.00 Ft x 17.67 Ft  
 Kitchen 11.25 Ft x 8.75 Ft

Laundry room 10.58 Ft x 5.83 Ft  
 2pc Bathroom Measurements not available  
 Bonus Room 11.50 Ft x 9.50 Ft  
 Primary Bedroom 13.67 Ft x 11.92 Ft  
 Bedroom 10.83 Ft x 8.83 Ft  
 Bedroom 11.76 Ft x 8.92 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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See

Mirror

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Dining room 14.33 Ft x 13.17 Ft

Foyer 8.17 Ft x 4.25 Ft

4pc Bathroom Measurements not available

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