



# 296 Everbrook Way Calgary Alberta

\$765,000

Welcome to this exquisite walkout basement home just steps away from the scenic beauty of Fish Creek Provincial Park. This 2899 sqft home, complete with triple pane windows and two year new roof, offers not only a comfortable living space but also a prime location for nature enthusiasts. Upon entering, you are welcomed by a radiant and spacious dining room or living room. Continuing beyond the staircase, the open-concept main floor unveils the great room, featuring large windows that capture breathtaking views of Fish Creek Park. The adjacent spacious nook seamlessly leads to a well-appointed kitchen, boasting granite countertops and lots cabinets for storage. Ascending the stairs, you'll discover the ideal bonus room equipped with built-in speakers and a convenient built-in bookcase. The upper floor also hosts a generously sized primary bedroom with an ensuite and walk-in closet, along with two secondary bedrooms complemented by a well-appointed main bathroom. Venturing into the fully developed basement, you'll find a bright and inviting recreational area, complete with a fitness room for your active lifestyle. The basement also features a large wet bar with dishwasher rough in and washer & dryer rough in, an additional bedroom, a den/office or a second bedroom, and a bathroom, offering ample space for entertaining guests or renting out for mortgage helping. This home seamlessly blends modern amenities with the tranquility of its natural surroundings, providing a perfect balance of comfort and convenience. Don't miss the opportunity to make this stunning property your new home! (id:6769)

- Recreational, Games room 9.08 Ft x 13.75 Ft
- Furnace 6.92 Ft x 11.33 Ft
- 4pc Bathroom 4.92 Ft x 6.92 Ft
- Bedroom 9.92 Ft x 13.42 Ft
- Den 13.33 Ft x 8.25 Ft
- Laundry room 4.25 Ft x 4.33 Ft
- Other 7.33 Ft x 15.17 Ft
- Other 4.67 Ft x 4.75 Ft

- Living room 17.83 Ft x 13.75 Ft
- 2pc Bathroom 6.08 Ft x 5.08 Ft
- Laundry room 5.83 Ft x 10.67 Ft
- Primary Bedroom 12.00 Ft x 15.00 Ft
- Bedroom 9.00 Ft x 11.67 Ft
- Bedroom 8.92 Ft x 11.33 Ft
- Bonus Room 11.42 Ft x 17.58 Ft
- 4pc Bathroom 4.92 Ft x 7.58 Ft

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Listing Presented By:



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**RE/MAX REAL ESTATE  
(CENTRAL)**

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Kitchen 9.08 Ft x 13.08 Ft

4pc Bathroom 9.25 Ft x 8.50 Ft

Dining room 10.75 Ft x 10.17 Ft