



# 376 Everbrook Way Calgary Alberta

\$750,000

Original owner and FIRST TIME on the market! This property is a stone's throw away from the beautiful Fish Creek Provincial Park. This property will welcome you to an immaculately well-maintained home in the desirable community of Evergreen. Upon stepping in; you'll be greeted with an unobstructed open-floor layout and immediately will take notice of one of the biggest wrapped-around decks in all of Evergreen Community measuring 34'0" x 18'0". The open-concept main floor has a spacious living room and a breakfast nook area. The well-appointed kitchen features plenty of upgraded appliances such as new GAS stove/ GAS oven (2023), and refrigerator (2023) - all in gleaming stainless steel. Along the hallway of the main floor is a 2-pcs bathroom and laundry room with a newer washer and dryer then it leads to a double car garage with rubber mat flooring throughout to keep the floor warmer during the winter months. As you walk up the upper level; you'll come across the bonus room which is converted into a bedroom (making the total bedroom to 6). This room can easily be converted back to a bonus room by knocking down the partition wall (drywalled). The primary bedroom has a 4-pc ensuite bathroom with a walk-in closet. The two other bedrooms share a 4-pc bathroom on the upper floor. Walking down to the basement, it opens up to a large living room with built-in cabinetry (for entertainment units) and a small bar area. The two bedrooms also share a 3-pc bathroom. Also, you'll find a very large storage room - converted into an office space with an additional storage space under the stairs. Walking out to a double door on grade is a huge covered porch (similar footprint as the deck above). The shingle roof was also replaced summer of 2022. This home is just steps away from other amenities such; Dr. Freda Miller K-5 school and the Marshall Springs middle school, wi...

Listing Presented By:



Originally Listed by:  
eXp Realty



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

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Bonus Room 13.00 Ft x 11.08 Ft

Primary Bedroom 14.25 Ft x 11.92 Ft

Bedroom 10.83 Ft x 9.33 Ft

Bedroom 11.92 Ft x 8.92 Ft

4pc Bathroom Measurements not available

3pc Bathroom Measurements not available

Bedroom 11.33 Ft x 8.92 Ft

Bedroom 10.00 Ft x 9.67 Ft

3pc Bathroom Measurements not available

Kitchen 15.67 Ft x 13.83 Ft

Dining room 10.00 Ft x 10.00 Ft

Living room 15.33 Ft x 13.33 Ft

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

Living room 16.00 Ft x 14.33 Ft

Storage 13.83 Ft x 8.50 Ft

Laundry room 9.00 Ft x 5.92 Ft

2pc Bathroom Measurements not available