

**175 Everbrook Drive SW
Calgary, Alberta**

MLS # A2278352



\$719,900

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,160 sq.ft.	Age:	2011 (15 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

AMAZING LOCATION & AN IMMACULATE FAMILY HOME! Welcome to this beautifully maintained 2,160 sq. ft. two-storey home with a sunny west-facing backyard, perfectly situated in the sought-after community of Evergreen. Enjoy the convenience of walking distance to top-rated schools, with Fish Creek Park, shopping, everyday amenities, and quick Stoney Trail access all close by. The bright and inviting main floor features 9' ceilings, a front den ideal for a home office, and a warm, open-concept layout designed for everyday living and entertaining. The spacious kitchen offers an abundance of cabinetry, stunning granite countertops, subway tile backsplash, gas stove, and a massive walk-through pantry, flowing seamlessly into the dining and living areas. The cozy gas fireplace anchors the living room, while air conditioning keeps the home comfortable year-round. A main-floor laundry room is conveniently located at the back entrance. Upstairs, the thoughtful layout continues with a front bonus room—perfect for movie or game nights—along with two generous bedrooms, a 4-piece bathroom with excellent storage, and a private primary retreat tucked at the back of the home. The primary bedroom features a spa-inspired ensuite with a soaker tub, glass-enclosed shower, and a large walk-in closet. Outside, enjoy a large deck and low-maintenance, fully fenced backyard, ideal for relaxing or entertaining. Additional highlights include hardwood, tile, and carpet flooring throughout and an unspoiled basement ready for your personal touch. A fantastic home in an unbeatable location—move-in ready and waiting for its next owners.