

131 Everbrook Drive SW
Calgary, Alberta

MLS # A2228623



\$779,800

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,147 sq.ft.	Age:	2010 (15 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Corner Lot, Irregular Lot, Lawn, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, Pantry		

Inclusions: N/A

Prime Location on a Massive Corner Lot! Nestled next to a park and just a short walk from top-rated schools and the stunning Fish Creek Park, this beautifully maintained two-storey home offers over 2,900 sq ft of living space designed for family comfort and entertaining. Boasting a total of 5 bedrooms plus a main floor den and an upper-level bonus room, this home is perfect for a growing family. Enjoy gleaming hardwood floors, brand-new plush carpeting, and fresh paint throughout all three levels. The open-concept main floor features 9-foot ceilings, a cozy living room with a gas fireplace and built-in ceiling speakers for surround sound. The chef's kitchen is equipped with abundant cabinetry, granite countertops, upgraded stainless steel appliances, and a large walk-through pantry. The adjoining dining area overlooks the fully fenced backyard and opens onto a spacious deck—ideal for summer barbecues. Upstairs, the sunlit bonus room with oversized windows offers additional living space. You'll also find three generously sized bedrooms, including a primary suite with a large walk-in closet, a soaker tub, and a separate freestanding shower. The fully developed basement adds incredible functionality with two additional bedrooms, a spacious recreation/games room, a wet bar, and a full bathroom—perfect for guests or extended family. The huge backyard is fully landscaped and fenced, offering ample space for outdoor activities. This move-in-ready home combines space, location, and upgrades (roof replaced in 2022)—ideal for a family looking to settle in one of Calgary's most sought-after communities.