

# \$779,800 - 131 Everbrook Drive Sw, Calgary

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MLS® #A2228623

**\$779,800**

5 Bedroom, 4.00 Bathroom, 2,147 sqft

Residential on 0.12 Acres

Evergreen, Calgary, Alberta

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 bathroomâ€”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)â€”ideal for a family looking to settle in one of Calgaryâ€™s most sought-after communities.

Built in 2010

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2228623    |
| Price          | \$779,800   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,147       |
| Acres          | 0.12        |
| Year Built     | 2010        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 131 Everbrook Drive Sw |
| Subdivision | Evergreen              |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2Y0L6                 |

**Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | Park, Playground       |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Breakfast Bar, Granite Count                                  |
| Appliances        | Dishwasher, Dryer, Electric S<br>Fan, Refrigerator, Washer, W |
| Heating           | Forced Air, Natural Gas                                       |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Family Room, Gas  |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Playground, Private Yard                 |
| Lot Description   | Corner Lot, Irregular Lot, Lawn, Private |
| Roof              | Asphalt Shingle                          |
| Construction      | Concrete, Vinyl Siding, Wood Frame       |
| Foundation        | Poured Concrete                          |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 6th, 2025 |
| Days on Market | 17             |
| Zoning         | R-G            |
| HOA Fees       | 105            |
| HOA Fees Freq. | ANN            |

### Listing Details

|                |              |
|----------------|--------------|
| Listing Office | Grand Realty |
|----------------|--------------|

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