

# \$749,900 - 75 Everbrook Crescent Sw, Calgary

MLS® #A2234727

**\$749,900**

4 Bedroom, 4.00 Bathroom, 2,108 sqft

Residential on 0.09 Acres

Evergreen, Calgary, Alberta

OPEN HOUSE SUN JUNE29TH FROM 2 TO 4. Backs Onto Pathway with Pond Views | Steps from Fish Creek Park | 4 Beds | 4 Baths | Finished Basement.

Nestled in the heart of Evergreen and backing directly onto a scenic, pathway overlooking a large pond, this beautifully upgraded 4-bedroom, 4-bathroom home is just a few hundred feet from the tranquil trails of **\*\*Fish Creek Park\*\***. Set on a quiet street and within walking distance to schools, this property offers the perfect balance of nature and convenience. Step inside to discover a spacious open-concept layout with 9-ft knock-down ceilings, elegant maple hardwood and tile flooring, and a versatile front flex room—ideal for a home office or formal dining. The sun-filled west-facing living space offers uninterrupted views of lush green space, creating a peaceful retreat in your own backyard.

The gourmet kitchen is a chef's dream, featuring:

Tall cabinetry and pot drawers

Granite countertops

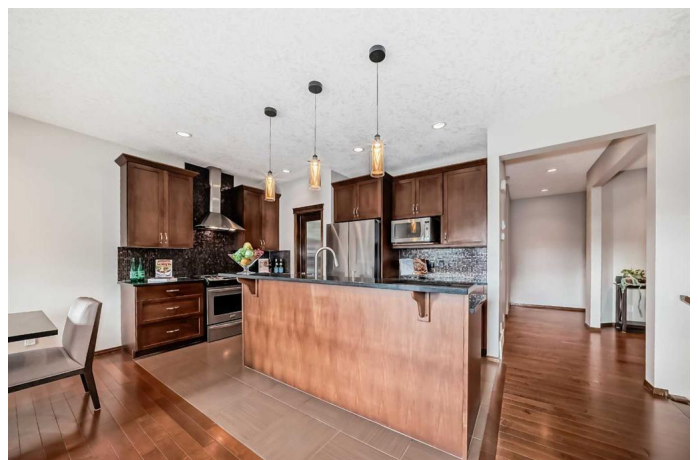
Stainless steel appliances, including a BOSCH dishwasher and slide-in GAS stove

Convenient walk-through pantry leading to a laundry area with sink and cabinetry.

Upstairs, you'll find three generous bedrooms, including a luxurious primary suite complete with:

Air-jetted soaker tub

Double vanities



Private water closet

Walk-in closet

A spacious bonus room offers the perfect space for family movie nights or a kidsâ€™ playroom.

The professionally finished basement (by the builder) features 9-ft ceilings, a large recreation/play area, a fourth bedroom, and a full bathroom â€“ ideal for guests or growing families.

This move-in-ready home offers proximity to all amenities, parks, and transit, while being tucked away in a serene location surrounded by nature.

Donâ€™t miss your chance to own this exceptional Evergreen beauty â€“ it truly must be seen to be appreciated! Few steps away from schools and bus station easy access to Stoney Tr. and short drive to COSTCO.

Built in 2010

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2234727    |
| Price          | \$749,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,108       |
| Acres          | 0.09        |
| Year Built     | 2010        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 75 Everbrook Crescent Sw |
| Subdivision | Evergreen                |

|             |         |
|-------------|---------|
| City        | Calgary |
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T2Y 0L7 |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | Other                  |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### **Interior**

|                   |                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry |
| Appliances        | Dishwasher, Dryer, Gas Stove, Microwave, Refrigerator, Washer, Window Coverings                          |
| Heating           | Forced Air                                                                                               |
| Cooling           | None                                                                                                     |
| Fireplace         | Yes                                                                                                      |
| # of Fireplaces   | 1                                                                                                        |
| Fireplaces        | Electric                                                                                                 |
| Has Basement      | Yes                                                                                                      |
| Basement          | Finished, Full                                                                                           |

### **Exterior**

|                   |                                           |
|-------------------|-------------------------------------------|
| Exterior Features | Playground, Private Yard                  |
| Lot Description   | Environmental Reserve, Greenbelt, Private |
| Roof              | Asphalt Shingle                           |
| Construction      | Concrete, Vinyl Siding, Wood Frame        |
| Foundation        | Poured Concrete                           |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 26th, 2025 |
| Days on Market | 3               |
| Zoning         | R-G             |
| HOA Fees       | 105             |
| HOA Fees Freq. | ANN             |

### **Listing Details**

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