

# \$739,000 - 139 Everbrook Drive Sw, Calgary

MLS® #A2251039

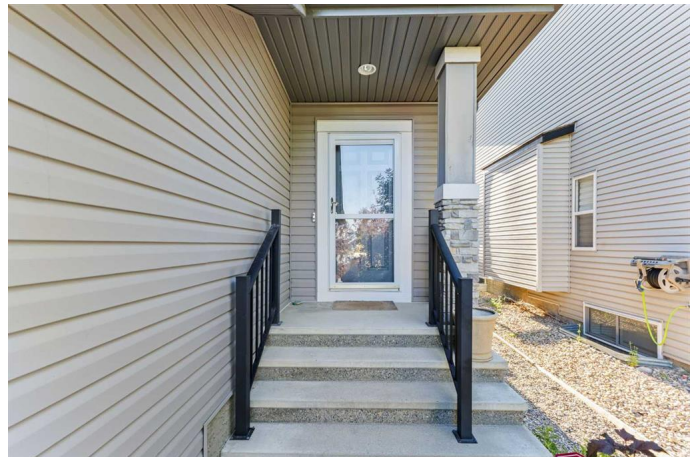
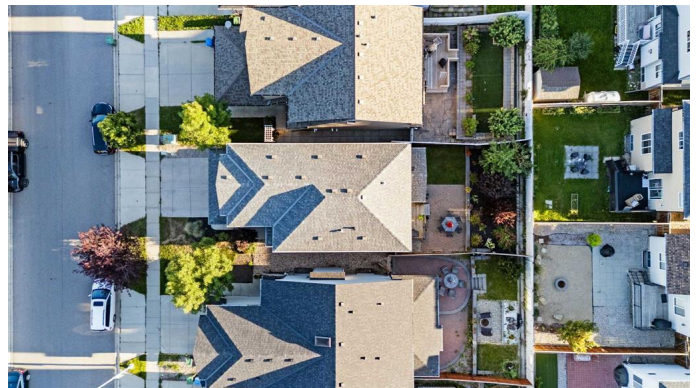
## \$739,000

3 Bedroom, 3.00 Bathroom, 2,159 sqft

Residential on 0.09 Acres

Evergreen, Calgary, Alberta

This immaculate 3 bedroom, 2.5 bathroom Cardel home is tucked away on a quiet street in the highly sought-after community of Evergreen. From the moment you arrive, the pride of ownership is evident, with recent updates including a new roof and siding (2021) enhancing the impressive curb appeal. Inside, a grand front foyer welcomes you, gleaming hardwood floors with flush-mount vents, and a versatile formal dining room or office. The expansive chef's kitchen is a true showpiece, showcasing cabinetry with under-cabinet lighting, stainless steel appliances including a gas range, stunning stone countertops, timeless tile backsplash, a walk-through pantry, and an oversized island designed for both cooking and entertaining. Overlooking the kitchen, the large living room features a gas fireplace with a contemporary mantel and tile surround, while the adjacent bright dining nook opens directly to a professionally landscaped backyard oasis. Complete with mature trees and shrubs for privacy—including an apple tree producing four varieties of apples—the outdoor space boasts a stone patio, deck with glass railing, and a BBQ gas line. Additional main floor highlights include a private half bath, convenient laundry area, and fully insulated garage with a paint finish. Upstairs, two generous secondary bedrooms share a full 4-piece bath, while a substantial bonus room with vaulted ceilings provides the perfect setting for family movie nights. The serene



primary suite overlooks the lush yard and offers a spa-inspired ensuite with a luxurious soaker tub, separate tiled shower, and walk-in closet with custom built-ins. The lower level is ready for your personal touch, featuring two egress windows and a 3-piece rough-in. Added comforts include central air conditioning. Ideally located just steps from greenspace, an elementary school, and Fish Creek Park, and only minutes from Costco, shopping, and the ring road, this home blends style, comfort, and convenience. Book your private showing today or explore the 3D virtual tour!

Built in 2010

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2251039    |
| Price          | \$739,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,159       |
| Acres          | 0.09        |
| Year Built     | 2010        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 139 Everbrook Drive Sw |
| Subdivision | Evergreen              |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2Y 0L6                |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Playground   |
| Parking Spaces | 4  |
| Parking        | Double Garage Attached, Driveway, Garage Faces Front |
| # of Garages   | 2  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings                              |
| Heating           | Forced Air   |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | BBQ gas line  |
| Lot Description   | Back Yard, Fruit Trees/Shrub(s), Landscaped, Low Maintenance Landscape, Rectangular Lot |
| Roof              | Asphalt Shingle   |
| Construction      | Stone, Vinyl Siding, Wood Frame   |
| Foundation        | Poured Concrete   |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 24th, 2025 |
| Days on Market | 1                 |
| Zoning         | R-G               |
| HOA Fees       | 125               |
| HOA Fees Freq. | ANN               |

### Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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