

# \$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

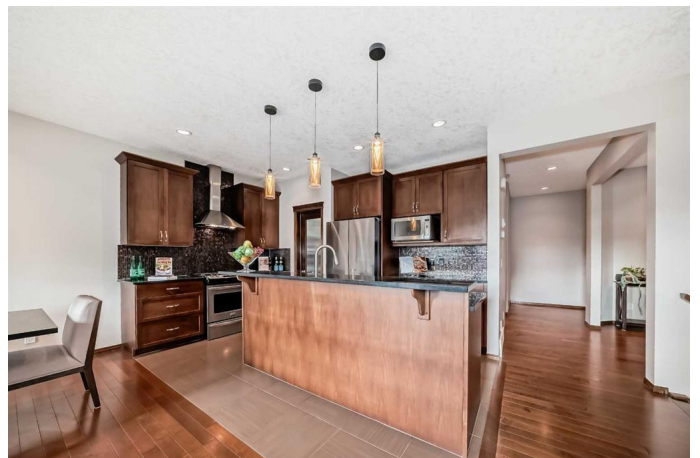
Stainless steel appliances, including a BOSCH dishwasher and slide-in GAS stove

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**

Listing Office

RE/MAX House of Real Estate

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