



GRASSROOTS

REALTY GROUP

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**151 Everhollow Way SW
Calgary, Alberta**

MLS # A2308116



\$799,900

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,193 sq.ft.	Age:	2003 (23 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Granite Counters, Kitchen Island, See Remarks		

Inclusions: Central Vacuum

Welcome to Evergreen! This exceptional 2-STOREY WALK-OUT home with a DOUBLE ATTACHED GARAGE offers 2,192 sq. ft. of designed living space, featuring 4 BEDROOMS and 3.5 BATHROOMS—perfect for families seeking space, comfort, and a prime location. From the moment you step inside, you’ll appreciate the functional and inviting layout, featuring a versatile FRONT LIVING ROOM OR HOME OFFICE and a spacious family room anchored by a striking two-sided gas fireplace. The KITCHEN is both stylish and practical, complete with GRANITE countertops, STAINLESS STEEL appliances, a BREAKFAST BAR, and a corner pantry, all seamlessly connected to the DINING AREA. Step outside to the expansive UPPER DECK complete with gas hookup and stairs to the backyard—ideal for entertaining or relaxing summer evenings. Upstairs, the generous GREAT ROOM offers the perfect space for movie nights or a kids’ retreat. The PRIMARY suite is a true escape, showcasing a 5-PIECE ENSUITE with a corner soaker tub, separate shower, dual sinks, and a WALK-IN CLOSET with built-ins. TWO ADDITIONAL BEDROOMS, a full 4-PIECE BATHROOM, and convenient UPPER LAUNDRY complete the upper level. The fully finished WALK-OUT BASEMENT adds incredible versatility, featuring a 4th bedroom, stunning 3-PIECE bathroom, and a large rec room with direct access to the patio and private north-facing backyard—perfect for gatherings, kids, or pets. Recent upgrade: SHINGLES REPLACED in 2021, providing added peace of mind. Located in a highly sought-after, FAMILY-FRIENDLY community, you’re within walking distance to public and Catholic schools, including Dr. E.P. Scarlett High School (AP program). Enjoy quick access to Fish Creek Provincial Park, transit, C-Train access, and

Stoney Trail, along with nearby shopping at Buffalo Run, Costco, Shawnessy, Millrise, and Bridlewood. Homes with this layout, location, and walk-out basement don't come up often—this is your opportunity.