



**158 Everhollow Heights SW
Calgary, Alberta**

MLS # A2317504



\$404,900

Division:	Evergreen		
Type:	Residential/Five Plus		
Style:	4 Level Split		
Size:	1,243 sq.ft.	Age:	2005 (21 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 561
Basement:	Partial	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings		

Inclusions: N/A

Fantastic property in a great location! Step into this impressive foyer with this custom coat rack, bench to sit at and room for shoes beneath! More coat hooks on the opposite wall attached to a distressed wood plank to match this unique entranceway. Head upstairs to the living room with a soaring open to above ceiling. Large west windows face out to the deck & capture the afternoon sun. A white ceiling fan above to keep the home cool. You will love the flooring that spans from the basement level up through the living room & also into the 3rd level. The kitchen is fabulous with a Newer Stainless Steel Stove, Dishwasher & Hoodfan (2023). Dual sinks with pull out faucet is a must & overlooks the living room and the cutout brings in more natural light. Lots of cupboards & counters also an optional butcher block island. The dining area is stunning with a modern light fixture & fits your table set. In the morning this room is flooded with sun. The 2 piece powder room is out of sight but easily accessible & includes the side by side washer & dryer. Directly above find handy shelving for all your things. Upstairs to the right is the Master suite that faces east to let in the morning sun & is a wonderful size plus off to the side is the walk-in closet. The ensuite bathroom is eye catching with black towel racks + offers a tub & shower combo including a desirable extended shower rod! The hallways provides room for a linen closet. There is a second master bedroom on the opposite side which is another good sized room and easily fits a queen size bed with end tables. There is another ensuite bathroom & this one is ideal with a full sized walk-in shower. Through the bathroom you walk right into another walk-in closet. If you head to the basement there is an awesome flex-rec room that is finished & includes a window for sunlight. Check out the deck out back that is right off the living room, which features

a Gasline for a BBQ. An attached garage is ideal & this one has custom built shelving to maximize space while still fitting in a full sized truck or SUV!!! Location is outstanding, head to Stoney Trail or even Costco in minutes. Quick to major routes. Bus is accessible close by from outside the complex. Grab a Timmies coffee or a Slurpee from 7-11 as you head out for the day just across the road. Enjoy the summer by walking or biking to Fish Creek park which is close by. Also schools & parks are in this fantastic neighborhood. Lots of visitor parking available plus your own driveway pad are important features too. Throughout this home you will find it displays a consistent neutral paint color, white baseboards & trim, stainless steel light fixtures & black accents? This property is move in ready. Must be seen. Check it out today.