



**66 Everhollow Avenue SW  
Calgary, Alberta**

**MLS # A2320895**



**\$749,000**

<b>Division:</b>	Evergreen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,982 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Cul-De-Sac, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	Gazebo and shed in the backyard		

Welcome to 66 Everhollow Avenue SW, a beautifully maintained two-storey home situated on a desirable corner lot in the sought-after community of Evergreen. Offering 4 bedrooms + Den, 3.5 bathrooms, Central A/C, and a fully developed basement, this move-in-ready home provides exceptional space and functionality for growing families. The bright open-concept main floor features hardwood flooring, a spacious living room with a cozy gas fireplace, and a well-appointed kitchen complete with granite countertops, tiled backsplash, stainless steel appliances, a raised eating bar, and a custom walk-in pantry. The adjacent dining area is perfect for everyday living and entertaining alike. Upstairs, you'll find three generous bedrooms, including a spacious primary suite with a walk-in closet and private ensuite. A versatile bonus room with built-in cabinetry offers additional living space, while the conveniently located upper-floor laundry room enhances everyday practicality. The professionally developed basement expands the home's living space with a large family room, an additional bedroom, a full bathroom, and a fifth bedroom or a flex room suitable for guests, a home office, or a fitness area. Outside, enjoy the fully landscaped yard featuring a large two-tier deck designed for outdoor entertaining and relaxation. Ideally located just steps from parks, schools, playgrounds, and transit, with quick access to shopping and major routes. Homes offering this combination of space, location, and functionality rarely become available&mdash;book your private showing today.