



GRASSROOTS
REALTY GROUP

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29 Everhollow Rise SW
Calgary, Alberta

MLS # A2329579



\$734,999

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,160 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s)		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry		

Inclusions: Air conditioner, dishwasher, dryer, electric stove, range hood, refrigerator, washer

Parkside living just steps away! Welcome to this beautifully maintained and cozy 2-storey home in prime Evergreen. The main floor features a bright, open layout with rich hardwood floors, a cozy fireplace, and large windows. The kitchen offers granite countertops, stainless steel appliances (new dishwasher in 2023), a walk-through pantry, and a sunny breakfast nook. Upstairs, you'll find a spacious bonus room with vaulted ceilings and three large bedrooms, including a primary suite with a walk-in closet and a dual-sink ensuite. Meticulously maintained, this home shows like a model. Enjoy peace of mind with major updates: a new roof (2024), premium washer (2025), high-end carpet, central AC, and a newer hot water tank. The unfinished basement is a blank canvas ready for your touch. Outside, the highly desirable South-facing backyard is beautifully landscaped with a concrete patio—perfect for all-day sun. Unbeatable Location: Just steps from the local park, within easy walking distance to Our Lady of the Evergreens School, and minutes from Costco, Fish Creek Park, and Stoney Trail. A perfect family home in an ideal location. Schedule your showing today!