



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

53 Everhollow Park SW
Calgary, Alberta

MLS # A2329917



\$645,000

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,627 sq.ft.	Age:	2004 (22 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home		

Inclusions: None

****OPEN HOUSE, SATURDAY AND SUNDAY, AUGUST 22 & 23, 1:00 - 5:00 pm** A MUST SEE!** Welcome to this stunning, meticulously maintained 2-storey home in the highly desirable community of Evergreen! Offering over 2,300 sq. ft. of developed living space, this beautiful home features hardwood and ceramic tile flooring throughout the main level, with warm, comfortable carpeting upstairs and in the fully finished basement. The main floor boasts an inviting open-concept layout highlighted by a spacious living room with a cozy central fireplace. The adjoining kitchen is designed for both everyday living and entertaining, featuring a raised breakfast bar, ample maple cabinetry, and a convenient walk-in pantry. With 5 bedrooms and 3.5 bathrooms, this home offers plenty of space for growing families. Upstairs, you'll find three generously sized bedrooms, including a luxurious primary suite complete with a 5-piece ensuite and walk-in closet. The fully developed basement expands your living space with a large family room that's perfect for relaxing or entertaining, along with two additional bedrooms and a 4-piece bathroom—ideal for guests, teenagers, or a home office. Additional highlights include an insulated attached garage and a new roof installed in 2024, providing added value and peace of mind. Ideally located just minutes from Stoney Trail, Fish Creek Provincial Park, public transit, schools, shopping, and playgrounds, this lovely home offers the perfect combination of comfort, convenience, and lifestyle. Don't miss this excellent opportunity—book your showing today!