



GRASSROOTS
REALTY GROUP

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92 Everhollow Way SW
Calgary, Alberta

MLS # A2340838



\$857,900

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,180 sq.ft.	Age:	2004 (22 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Insulated		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Lands		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Post & Beam, Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Pantry, Separate Entrance, Walk-In Closet(s)		
Inclusions:	Basement Fridge		

Beautiful and spacious Family Home in Evergreen with gorgeous pond view. Double attached garage, 4 bedrooms in total, 3 & 1/2 bathrooms, walkout basement. Very well maintained, freshly painted and clean, ready to move in. Main floor features gourmet kitchen with granite counter tops and corner pantry, good size nook with patio door to deck with pond view, large living room with gas fireplace, big den for home office, main floor laundry and powder room. Big master bedroom upstairs with elegant ensuite bathroom and walk in closet, two good size kids' bedrooms, main bathroom and spacious bonus room. Professionally finished walkout basement with heated floor features huge family room, wet bar/kitchenette, additional bedroom and bathroom. A lot of upgrades in this lovely home like big windows for brightness, granite, hardwood floor, railing, newer roof (2021), furnace (2022), hot water tank (2020), air condition (2019), central vacuum system (2021), newer boiler for heated floor in basement (2020). Perfect location on quiet and safe street with walking distance to Fish Creek Park and four schools, close to shopping and transportation