



GRASSROOTS
REALTY GROUP

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129 Everhollow Rise SW
Calgary, Alberta

MLS # A2343067



\$800,000

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,546 sq.ft.	Age:	2011 (15 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Lawn, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Veneer, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this spacious family home offering over 2,500 sq. ft. of living space on a quiet street in the established community of Evergreen. Surrounded by schools, parks and everyday amenities, the location is hard to beat, especially with Fish Creek Provincial Park just minutes away, offering endless opportunities for running, biking, walking and exploring. Inside, large windows fill the home with natural light, complementing a bright, open-concept main floor designed for everyday family living and entertaining. At the heart of the home is a spacious kitchen with an abundance of cabinetry and counter space, granite countertops and stainless steel appliances, all opening seamlessly to the dining and living areas. A large dedicated main floor OFFICE provides an ideal work from home space without sacrificing any of the home's primary living areas. Upstairs, the sense of space continues with three generously sized bedrooms and a HUGE bonus room, the perfect spot for movie nights, a kids' play area, games room or second family room. Outside, the SOUTH facing backyard is positioned to take advantage of the sunshine and features a large deck with plenty of room for summer BBQs, outdoor dining and relaxing while the kids enjoy the yard. The unfinished basement provides even more space and the opportunity to customize it around your family's future needs. With over 2,500 sq. ft., a functional family-focused layout, a sunny south backyard and an excellent Evergreen location close to Fish Creek Park, this is a home with the space, flexibility and location to grow into for years to come.