



GRASSROOTS
REALTY GROUP

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49 Everhollow Avenue SW
Calgary, Alberta

MLS # A2350152



\$778,000

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,104 sq.ft.	Age:	2007 (19 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Gazebo, Landscaped		

Heating:	Forced Air	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:	Built-in Features, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Soaking Tub, Storage, Tankless Hot Water, Walk-In Closet(s)		

Inclusions: TV and bracket in basement media room

**** OPEN HOUSE Oct 10 & 11 from 1:00-4:00**** Coffee in hand, you watch the kids make their way to school from your south-facing deck. The Catholic elementary school and soccer fields are just beyond the backyard—a setting that makes school mornings simpler and gives this Evergreen home a lovely outlook. Inside, there’s room for the whole family to find their favourite spot. In the kitchen, an oval centre island gives you space to prepare dinner while everyone catches up at the eating bar. Stainless steel appliances and a walk-through pantry keep essentials close at hand. The large dining room overlooks the deck, so summer dinners can easily move outdoors. When the evening cools, the living room’s corner gas fireplace draws everyone back inside, with large windows keeping the backyard in view. The 450 sq. ft. composite deck has room for more than a barbecue and a couple of chairs. Picture dinner with friends, an afternoon beneath the gazebo or a quiet moment in the sun. Glass panels frame the space, and double joists beneath the gazebo were incorporated to support a hot tub. With four bedrooms upstairs, the kids can each have a room that grows with them—all three secondary bedrooms accommodate queen-sized beds. Your primary bedroom looks out over the soccer fields and includes a private ensuite and walk-in closet. Laundry is upstairs too, right where most of it begins and ends. Downstairs, choose your seat and make it a movie night. The finished basement’s media room features tiered seating and custom maple shelving. A fifth bedroom gives overnight guests their own space, with a full bathroom featuring in-floor heating nearby. There’s also plenty of storage and $\frac{3}{4}$ -inch DRIcore subflooring. Air conditioning keeps summer nights comfortable, while tankless hot water,

impact-resistant shingles installed in 2022, Gemstone lighting and a double attached garage round out the home. Public elementary and junior high schools are within walking distance, and shopping and Stoney Trail are easily accessible. From the morning school routine to the last movie credit, there's space here for the life your family wants to live.