



GRASSROOTS
REALTY GROUP

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38 Everhollow Rise SW
Calgary, Alberta

MLS # A2350532



\$749,900

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,346 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Granite, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Closet Organizers, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance		
Inclusions:	N/A		

Welcome to this beautiful nearly 2,400 sq. ft. walkout home, ideally located on a quiet street and backing directly onto a park. With schools just steps away, the pond and pathway right behind the home, and easy access to the bike paths leading to beautiful Fish Creek Park, this is an exceptional location for families and outdoor enthusiasts. The bright and spacious main floor features a dramatic open-to-above family room, creating an impressive sense of space and natural light. The well-appointed kitchen overlooks the family room and features brand-new stainless steel appliances, with a spacious dining nook nearby. The main floor also offers a comfortable living room and a private office—perfect for working from home. Upstairs, you’ll find a generous bonus room, three bedrooms, a four-piece family bathroom, and a beautiful primary ensuite featuring five pieces, double vanity, corner soaker tub and separate shower. The home has been extensively refreshed with new carpet, new flooring on the main floor, fresh paint throughout, a new roof, new hot water tank and new furnace. New Silhouette blinds throughout the house add a beautiful, modern finishing touch. The walkout basement provides excellent future potential and direct access to the park and pathways. Enjoy the convenience of being close to schools, shopping, Costco, Stoney Trail and Fish Creek Park, with easy access toward Kananaskis Country—approximately a 20-minute drive. A fantastic Evergreen location with the park, pathways, pond and nature right outside your door!