



GRASSROOTS
REALTY GROUP

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38 Everhollow Green SW
Calgary, Alberta

MLS # A2351167



\$819,990

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,566 sq.ft.	Age:	2011 (15 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.20 Acre		
Lot Feat:	Garden, No Neighbours Behind, See Remarks, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, See Remarks, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island		

Inclusions:	N/A
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WELCOME to this spacious and beautifully maintained detached home in the highly sought-after community of Evergreen! Offering over 3,300 sq. ft. of developed living space, this property provides the perfect combination of comfort, functionality, and convenience for growing families. Ideally located close to schools, public transit, shopping, parks, and everyday amenities, this home also offers quick access to Stoney Trail, Macleod Trail, the Tsuut'sina Costco, the LRT, and the YMCA, making commuting and daily activities effortless. The thoughtfully designed layout offers generous living areas, ample natural light, and plenty of room for entertaining family and friends. The oversized parking area accommodates up to 4 vehicles, providing exceptional convenience for households with multiple drivers or guests. The undeveloped basement presents a fantastic opportunity for future owners to create and customize additional living space according to their own needs and preferences, whether it be a home theatre, gym, recreation room, or additional bedrooms. This is a rare opportunity to own a spacious home in one of Calgary's most desirable communities. Schedule your private showing today and discover everything this exceptional property has to offer. Don't miss your chance to make it yours!