



GRASSROOTS
REALTY GROUP

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30 Everhollow Green SW
Calgary, Alberta

MLS # A2229881



\$774,900

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,170 sq.ft.	Age:	2012 (13 yrs old)
Beds:	5	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Wet Bar		

Inclusions: None

AIR-CONDITIONED | HAIL & WIND RESISTANT ROOFING (2021) | FOUR BEDROOMS ON 2ND FLOOR (3 with Walk-In Closets) | MAIN FLOOR w.FULL BATHROOM + DEN / GUEST BEDROOM | Welcome to this beautifully crafted Jagerhaus-built two-storey home in the prestigious Emerald Estates of Evergreen, featuring the sought-after "icon" floor plan. Offering over 3,000 sq ft of FULLY DEVELOPED living space, this residence combines functionality, style, and a phenomenal location. The main floor features 9' ceilings, a flexible den with barn doors adjacent to a FULL bathroom—ideal as a guest bedroom, home office, or formal dining room. The heart of the home is the recently UPDATED kitchen with granite countertops, maple cabinetry, stainless steel appliances, corner pantry, and an INSTANT HOT WATER DISPENSER The bright dining area opens to a 3-tier deck, perfect for entertaining, and the spacious great room features a corner gas fireplace with tile surround, adding warmth and charm. Upstairs, discover FOUR spacious bedrooms, including three with walk-in closets. One of the rooms offers the flexibility to be used as a bonus room, home office, or media space. The primary suite includes a walk-in closet and a private ensuite with a soaker tub and separate shower. A convenient UPPER-LEVEL LAUNDRY ROOM adds everyday ease. Throughout the home, you'll find granite counters, LED lighting, and thoughtful updates. The PROFESSIONALLY DEVELOPED basement includes one additional bedroom plus a den, a wet bar, a full bathroom, and a SOUNDPROOF room currently used as a music studio - ideal for creatives or a quiet retreat. A HIDDEN SURPRISE! A built-in closet opens up to a secret under-stairs storage space—perfect for stashing treasures, games, or seasonal gear. Additional

upgrades include AIR CONDITIONING, updated light fixtures, fresh coat of paint, newer HAIL & WIND RESISTANT ROOFING (2021), TANKLESS WATER HEATER, and a renovated office and kitchen (2017). The double attached garage is equipped with wall mounts for tire storage and an Ecobee thermostat with dual sensors ensures optimal comfort. Enjoy the beautifully landscaped backyard oasis with Norwegian maple, Japanese lilac, and cherry trees, plus rough-in for a hot tub. Tucked away in a quiet cul-de-sac, this home is just a short walk to Evergreen School, Marshall Springs School, and bus stops that serve several chartered schools. Fish Creek Park, local shops and services including Shoppers Drug Mart, Sobeys, Starbucks, and Tim Hortons are all nearby. Quick access to Stoney Trail, Macleod Trail, the Tsuut'sina Costco, LRT, YMCA, and more makes commuting a breeze. This is the perfect family home combining space, location, and luxury—a rare opportunity in one of Calgary's most desirable neighbourhoods.