



GRASSROOTS
REALTY GROUP

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44 Everhollow Street SW
Calgary, Alberta

MLS # A2229930



\$865,900

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,557 sq.ft.	Age:	2012 (13 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.21 Acre		
Lot Feat:	Backs on to Park/Green Space, Corner Lot, Cul-De-Sac, Fruit Trees/Shrub(s)		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry		

Inclusions: SHED (TWO IN THE BACKYARD)

WALKOUT BASEMENT | BACKING ONTO GREEN SPACE & WALKING TRAIL | OVERSIZED PIE LOT | OVER 2,550 SQFT ABOVE GRADE, the research for your dream home is over, this over 2550 square foot home built on a huge pie lot (over 9000Sqft) with walkout basement backing onto walking path/ green belt. the dramatic cathedral front entry preludes open concept main floor plan. Main floor features living room dining room combination along with main floor den. The flex room is ideal for home office, Kitchen features granite counters, huge island, stainless steel appliances, corner pantry all adjacent the rear dining room with door to balcony. Great room is accented by a tile trimmed corner gas fireplace. Upper level boasts three good sized bedrooms and spacious bonus room. Large master showcases walk-in closet and executive ensuite bathroom having soaker tub and separate shower. Granite counters throughout. Unspoiled basement ready for your future choice development. Basement can be easily developed as legal suite with the BP approved. Modern inviting interior and exterior colors. 9' ceilings. Exposed aggregate front driveway. Double attached front garage. Enjoy all of this and the benefit of walking distance to nearby parks and multiple elementary and middle schools, two of which don't even need road crossings. Less than a 10-minute walk to Fish Creek Provincial Park, a 5-minute drive to the LRT line (Fish Creek station) for easy trips to work downtown, 5 mins away from the new Stoney Trail (ring road), so you can be in the mountains in under an hour and at Costco in 8 minutes. Easy access to all major routes, transit, shopping, walking/cycling paths & all other amenities