



**GRASSROOTS**  
REALTY GROUP

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**107 Everhollow Street SW**  
**Calgary, Alberta**

**MLS # A2248821**



**\$734,900**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Evergreen  |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | 2 Storey   |               |                   |
| <b>Size:</b>     | 2,105 sq.ft.   | <b>Age:</b>   | 2011 (14 yrs old) |
| <b>Beds:</b>     | 3  | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached   |               |                   |
| <b>Lot Size:</b> | 0.12 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Yard, Corner Lot, Few Trees, Front Yard, Landscaped, Lawn, Street Lig |               |                   |

|                    |  |                   |     |
|--------------------|--|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas  | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Hardwood, Tile   | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full, Unfinished   | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame  | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Tankless Hot Water, Walk-In Closet(s) |                   |     |

**Inclusions:** N/A

There is open house on Sunday, 17th Aug from 3:00 to 4:00 PM This immaculate 2-storey well maintained home ideally located in the popular suburban residential neighborhood of Evergreen. The house layout has been thoughtfully designed for real-life flexibility, welcoming you into a bright and open foyer and open-to-above ceiling at the front entrance with big windows. The spacious main floor features 9-ft ceilings, hardwood flooring, open-concept kitchen with granite countertops, stainless steel appliances, a walk-in pantry and an island with bar seating—perfect for quick breakfasts or gathering with friends. A cozy gas fireplace anchors the adjacent living room, while the dining area enjoys clear views of the big backyard and deck. A half bathroom, laundry room, powder room and a convenient mudroom complete the main floor. Upstairs, you'll find a spacious bonus room ideal for second living room, movie nights, playtime or a quiet home office setup. The primary master bedroom retreat with a large walk-in closet and a private 4-piece ensuite featuring a deep soaker tub and separate shower. Two other generously sized bedrooms are all located on this level as well as an additional 4-piece bathroom adding to the home's practical appeal. Additional highlights include very large corner lot (ideal for RV parking, kids play) fully fenced and landscaped with trees, recent upgrade of a new roof (4 years old), freshly repainted complete house, hot water on demand, a double-attached garage, central vacuum etc. Evergreen is popular for its access to natural beauty and trails as its located steps away from Fish Creek Park and excellent access to schools, playgrounds, and the extensive pathway network. With easy proximity to Stoney Trail, commuting is streamlined while keeping you connected to nearby amenities like shopping centers including

Costco, public library, LRT station etc. This is a rare opportunity to secure a move-in ready home in one of Calgary’s most family-friendly communities, where outdoor space, flexibility, and comfort come together.