



GRASSROOTS
REALTY GROUP

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105 Everhollow Heights SW
Calgary, Alberta

MLS # A2265471



\$380,000

Division:	Evergreen		
Type:	Residential/Other		
Style:	4 Level Split		
Size:	1,239 sq.ft.	Age:	2005 (20 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Landscaped		

Heating: Forced Air, Natural Gas

Floors: Carpet, Tile

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: \$ 561

LLD: -

Zoning: M-1 d75

Utilities: -

Inclusions: N/A

Negotiable Possession! Can be quick! Dual Master Suites, one with a full 4-piece bath and one with a 3-piece bath. FULLY FINISHED BASEMENT has a beautiful rec room/flex room. Utility room with good storage space and lots of storage under the stairs. Upstairs you will enjoy the bright Living Room with office space. Walk out to porch and stairs, welcoming your guests if you choose to use this entry to your spacious home. Walk up to lovely Kitchen, dining (lovely deck for your BBQ's and quiet relaxation) 2-piece bath/laundry. Upstairs will again surprise you with two bedrooms, each having their own bathroom ensuites (one a 4-piece bath and the other a 3-piece bath) and two walk-in closets. Front attached garage and a driveway with room to park a second vehicle. Amazing location across from morning coffee and other amenities as well as close to Calgary's ring road, transportation and access to everything including Walking paths, Fish Creek, schools and so much more! It's so easy to live here! This is a beauty! Call and book your viewing now! You will love this home!