



GRASSROOTS
REALTY GROUP

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105 Everhollow Rise SW
Calgary, Alberta

MLS # A2267046



\$729,000

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,167 sq.ft.	Age:	2012 (14 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.10 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air
Floors:	Carpet, Ceramic Tile, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Stone, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	No Smoking Home, See Remarks, Vinyl Windows

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-G
Utilities:	-

Inclusions: N/A

*** Welcome to this exquisite 5-bedroom detached home in the highly sought-after community of Evergreen! Situated on a generous lot with a north-facing front and sunny south backyard, this property offers exceptional privacy and natural light throughout. The Icon floor plan combines style and functionality, featuring a main-floor flex room or bedroom with a full bathroom—perfect for guests or multigenerational living. The gourmet kitchen is equipped with granite countertops, a gas stove, and a spacious corner pantry, opening seamlessly to the dining and living areas—ideal for family gatherings and entertaining. Step outside to the south-facing deck with gas BBQ hookup and enjoy your private garden retreat. Upstairs features a spacious primary suite with walk-in closet and 4-piece ensuite, plus two additional queen-sized bedrooms, a bonus room (easily convertible to a 4th bedroom with walk-in closet), and convenient upper laundry. Recent updates include new Tankless Hot Water system, Washer & Dryer, Lighting & Blinds. Also Newer main-floor flooring (2024), Newer roof (2022) & Water softener installation. Prime location: Walking distance to elementary and middle schools, parks, bus stops, and scenic pathways, with easy access to Fish Creek Park and Stoney Trail. Don't miss this incredible opportunity to own in one of Evergreen's most desirable areas—book your private showing today!