



**32 Everhollow Crescent SW  
Calgary, Alberta**

**MLS # A2295391**



**\$850,000**

<b>Division:</b>	Evergreen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,283 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Fruit Trees/Shrub(s), Garden, Landscaped, Pie Shap		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Central Vacuum, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound

**Inclusions:** 3 rain barrels, treadmill, gas bbq

Welcome to this exceptional in the highly sought-after community of Evergreen SW, perfectly positioned on a very rare 8,223 sq ft private oasis lot surrounded by mature trees & professional landscaping inc. a large vegetable garden. Meticulously maintained, this custom Jager built 2-storey offers almost 3300 sq ft of refined living space & showcases pride of ownership at every turn. From the moment you arrive, the stunning solid oak front door sets the tone for the quality and craftsmanship found throughout. Inside, you're greeted by a bright and elegant main floor featuring a versatile formal dining room/home office, expansive windows dressed with Hunter Douglas Pirouette blinds, and a warm, inviting living room anchored by a gas fireplace. High end flooring is throughout the home and has diagonally laid maple hardwood flooring for a timeless touch, complemented by plush carpeting for comfort & quality porcelain tile work. The beautiful kitchen offers maple cabinetry, a granite island with wine rack, undermount lighting, newer slide-in range and microwave hood fan, dishwasher, fridge and garburator. The heart of this home lies in the functionality. Step in from the double attached garage to the combo back entry/laundry room with dedicated wash sink. This space flows into a large walk through pantry with shelving on both sides offering unparalleled convenience for bringing in groceries & staying clean and organized. Speaking of clean, this home also has a central vac system. The backyard is your own private retreat—an incredible 550 sq ft two-tier cedar deck, freshly stained & complete with built-in bench seating, planters, gas line for BBQ (BBQ included), & under-deck storage. The beautiful landscaping is enhanced by a full irrigation & lighting system & includes a newer shed as well as 3 rain barrels, creating the perfect setting for a fabulous

outdoor lifestyle! Upstairs, you'll find a sunken bonus room, a full 4-piece bathroom, & a massive second bedroom with dual closets (easily converts into two bedrooms with the smart layout provided). The spacious primary suite overlooks the backyard & features a luxurious 5-piece ensuite with cozy in floor heat, dual sinks, soaker tub, separate shower, & a fully customized W/I closet. The basement has been developed with thought & care...includes great storage space, 3 piece bath with heated tile floor as well as tiled shower & walls. Enjoy family time, movie & sports nights with a wet bar on the way to the media room complete w/ built in speakers for max sound experience as well as a fireplace feature wall. Just behind is a great gym space (treadmill inc) with commercial carpet (& smart access to media receiver controls through the closet doors). The additional bedroom in the basement is a big bright space - comfortable for visitors or family members. Come and visit this home & see all the extras for yourself - truly a MUST SEE! Check 3D tour for all additional photos!