



**86 Everhollow Green SW  
Calgary, Alberta**

**MLS # A2141323**



**\$869,000**

<b>Division:</b>	Evergreen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,165 sq.ft.	<b>Age:</b>	2013 (11 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cul-De-Sac, Landscaped, See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Pantry		

**Inclusions:** Office furniture

Welcome to the beautiful home with the original owner located in the wonderful community of Evergreen is an absolute gem. Back to walk path leads to the public playground within steps away. Walkout basement was professional finished in 2015 with City's permits. South facing backyard allows plenty of sunshine pour into! The house offers everything you need! The main floor with 9' ceiling has your home office, efficient kitchen, living & dining room, 4 piece bathroom and the deck where you can enjoying your Barbecue! The upper floor features a large primary bedroom with 4 piece ensuite, an additional 4 piece bathroom and three bedrooms. The walkout basement has the 5th bedroom, hobby room, wet bar and 4 piece bathroom. No Animal, No smoking home. New Roofer in 2022, Oversized garage provide additional storage places. The home is close to Fish Creek Park, within short distance to schools, shopping, Also easy to access to Ring Road, within minutes drive to Costco and so much more! The office furniture can stay for free.