



**30 Everhollow Rise SW
Calgary, Alberta**

MLS # A2143706



\$880,000

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,622 sq.ft.	Age:	2005 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, No Neighbours Behind, Landscap		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, French Door, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Sauna, Separate Entrance		

Inclusions: Negotiable

Rare opportunity to own home that is FIRST TIME offered for sale in 18 years. FULLY FINISHED WALK-OUT 2 storey is in absolutely immaculate condition. Finished with all high end materials top-to-bottom, with large windows, great big doorways, open stairs, double-sided fireplace and many more features that give this home a WOW-factor. Main floor offers a large Living room, functional gourmet kitchen with breakfast nook with many large windows, formal dining room and office/den, that can be used as additional bedroom or nanny room. Office also has a fireplace which is just an awesome feature for when it's cold outside! Main floor Laundry room and mud room leading to a double attached large garage. Second floor has all HARDWOOD and offers 3 large bedrooms, huge bonus room, 2 full baths (large ensuite and additional 4 pce guest bathroom) and plenty of space. FULLY FINISHED WALK-OUT BASEMENT features a large family room with a theatre, sauna with 3 pce bathroom, finished in a cottage-style wood and large storage room. Whether you prefer to spend time on a patio or walk or bike around - this home is uniquely located in close proximity to ALL AMENITIES - bike paths, walkways, Fish Creek park, ponds, schools, shopping... Costco and Superstore are short drive away, along with YMCA on Shawnessy Plaza. Very well positioned for any size family or as an investment property - come and check it out - you will not be disappointed!