



GRASSROOTS
REALTY GROUP

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105 Everhollow Rise SW
Calgary, Alberta

MLS # A2144222



\$758,800

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,163 sq.ft.	Age:	2012 (12 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this exquisite detached home, perfectly positioned on a generous lot in a highly sought-after neighborhood of Evergreen. With a north-facing orientation, this residence enjoys abundant natural light and is nestled against a tranquil cul-de-sac and green space, providing the ultimate privacy. The Icon floor plan offers a harmonious blend of functionality and elegance. The main floor features a versatile flex room or bedroom with an adjoining full bathroom, ideal for guests or extended family. The Gourmet kitchen features granite countertops, a gas stove, and a spacious corner pantry. The expansive south-facing backyard is perfect for entertaining, complete with a gas hookup on the deck for seamless barbecues and a serene garden setting. Upstairs, the generously sized master bedroom includes a walk-in closet and a luxurious 4-piece ensuite. Two additional queen-sized bedrooms and a large bonus room, which can be converted into an extra bedroom with its own walk-in closet, provide ample space for a growing family. The convenience of an upper-floor laundry room simplifies daily chores. Recent upgrades enhance the home's appeal, including new flooring on the main level (2024), a new roof (2022), and the installation of a water softener. Fully paid home security hardware is included for your peace of mind. The property is ideally located near a variety of amenities, with elementary and middle schools within walking distance, convenient bus stops, scenic walkways, Fish Creek Park, and quick access to Stoney Trail. Don't miss the opportunity to make this exceptional home yours. Contact today to schedule a viewing!