



140 EVERHOLLOW Way SW
Calgary, Alberta

MLS # A2194477



\$814,900

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,461 sq.ft.	Age:	2004 (21 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating: Forced Air, Natural Gas

Floors: Carpet, Hardwood, Tile

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Bar, Kitchen Island, No Animal Home, No Smoking Home

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-G

Utilities: -

Inclusions: None

This fully-finished two storey house features an upper level with a spacious bonus room and three bedrooms: the roomy masters bedroom is complete with a 5-piece ensuite and a walk-in closet. Descending the staircase reveals a main level with an office, a laundry room, and an open concept living/kitchen area. Additionally, the basement is fully completed and includes a wet bar and a full bathroom. This home is well-suited for all weather as it boasts central air conditioning. The property is in a beautiful neighborhood within walking distance of Fish Creek Park, both secular and Catholic elementary schools, and south facing back yard backs onto a greenbelt; the location is convenient as it is only a short distance away from a Costco and Buffalo Run shopping mall, all while providing easy access to Highway 201. The roof and siding were also replaced in 4 years ago.