



GRASSROOTS
REALTY GROUP

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113 Everhollow Rise SW
Calgary, Alberta

MLS # A2200143



\$789,999

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,533 sq.ft.	Age:	2012 (13 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Lawn, Rectangular Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Soaking Tub, Walk-In Closet(s)		
Inclusions:	N/A		

Exceptional value for a home of this size, condition, and location—perfect for growing families looking for a turn-key property in a sought-after community. This beautifully maintained home is packed with value and ideally located in one of Calgary’s most established and family-friendly neighbourhoods. Whether you’re looking for more room to grow or a move-in ready home with thoughtful updates, this one checks all the boxes. Located in a prime location just minutes from Fish Creek Park, top-rated schools, medical clinics, Costco, and Bridlewood Centre. Quick and easy access to Stoney Trail makes commuting and weekend adventures a breeze. Enjoy a spacious and flexible layout featuring a grand two-storey foyer flooded with natural light. The main floor offers a versatile formal dining area that can double as a home office or reading nook, and an open-concept living space anchored by a cozy gas fireplace—perfect for hosting or unwinding. The functional kitchen is equipped with granite countertops, stainless steel appliances, a walk-through pantry, and plenty of cabinetry—ideal for both everyday meals and entertaining. The sunny dining nook opens to a south-facing cedar deck, perfect for BBQs and outdoor gatherings. Upstairs, you’ll find three spacious bedrooms, a large bonus room/flex space (playroom? media room? home gym? you choose!), plus a convenient upstairs laundry room. The 932 sq. ft. undeveloped basement offers endless potential—ready for your dream design. This home has been lovingly cared for by original owners and has had no pets, no smoking, and no small children—leaving it in pristine condition. Upgrades include: new shingles (2022), west-side siding (2022), fresh paint (2022), new dishwasher (2023), Culligan water softener & purifier, and exposed aggregate driveway &

walkway. Don’t miss your chance to call this Evergreen gem your own. Book your private showing today!