



GRASSROOTS
REALTY GROUP

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45 Everhollow Avenue SW
Calgary, Alberta

MLS # A2210668



\$839,900

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,480 sq.ft.	Age:	2011 (14 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity		

Inclusions: n/a

Two-storey home in Evergreen presents over 3500 square feet of refined living space, including a fully developed basement, 4 bedrooms, and 3.5 bathrooms. The main level showcases a 9-foot ceiling, hardwood flooring, and a gas fireplace. The chef's kitchen is fully equipped with a sizable island featuring an eating bar, quartz countertops leading to the mud room. Sunny south-facing deck overlooking the verdant green space, an ideal setting for gatherings. Upstairs, discover a spacious bonus room, a primary bedroom boasting a generous walk-in closet, and a wonderful 5-piece ensuite bathroom. Two additional bedrooms and a well-appointed 4-piece bathroom complete the upper level. The finished basement offers a large bedroom, a recreational and 4-piece bathroom. Situated in a prime location with easy access to schools in Evergreen, the SW Ring Road, Fish Creek Park, and a host of amenities, this home is truly one-of-a-kind.