

**22 Everhollow Rise SW**  
**Calgary, Alberta**

**MLS # A2311688**



**\$860,000**

<b>Division:</b>	Evergreen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,470 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Faces Front, On Street, Parking Pad		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, No Back		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage		
<b>Inclusions:</b>	N/A		

Welcome to this rare Evergreen WALKOUT home BACKING ONTO GREENSPACE AND PARK featuring 5 bedrooms total(4 upstairs), a fully developed walkout basement with an additional bedroom and full bathroom down and offering exceptional privacy, peaceful surroundings, and one of the most desirable family settings in the community. Together, the upper and lower level create a highly functional family layout with exceptional space and long term livability in a premier location. The main floor is bright and welcoming, with 9-foot ceilings, rich hardwood flooring and large windows that fill the home with natural light. A double sided gas fireplace creates a warm connection between the family room and private main floor den/home office, offering both warmth and flexibility. The kitchen is designed for everyday living and entertaining, featuring granite countertops, stainless steel appliances, a walk-in pantry, and a sun filled breakfast nook overlooking the park setting. Step onto the elevated deck and enjoy peaceful, unobstructed views and the rare privacy of no rear neighbours. Upstairs offers four generous-sized bedrooms, including a spacious primary retreat with a walk-in closet, 5-piece ensuite, and a quiet reading nook that can also function as a private office. A full bathroom completes this level. The professionally developed walkout basement extends the living space with a large recreation area ideal for a theatre, gym, games room, or a flexible multi-use family living. Direct access to the backyard and the surrounding green space enhances the indoor-outdoor lifestyle. Additional highlights include an oversized double attached garage, dual-furnace system with zoned climate control, central air conditioning, and recent major upgrades including shingles and hot water tank. Ideally located close to all levels of schools, Fish Creek Provincial park, shopping ,

transit, and quick access to Stoney Trail, this home also offers a short walk to public transportation, supporting convenient daily routines and school commutes. A rare Evergreen Walkout in a premier location- combining privacy, function, and long-term family livability. Homes of this calibre and setting are increasingly hard to find and do not stay available for long.