

69 Everhollow Avenue SW
Calgary, Alberta

MLS # A2337317



\$800,000

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,152 sq.ft.	Age:	2008 (18 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, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Pantry, Recessed Lighting, Soaking Tub, Storage, Tankless Hot Water, Walk-In Closet(s)		

Inclusions: Bar stools in kitchen, lights around garage, BBQ, toy storage shelf on lawn beside stairs, white book shelves x3 (third bedroom), ceiling hook (third bedroom), metal book shelf holders (second bedroom), treadmill, ceiling hook in basement rec room, shelves in basement storage rooms, garden shed

OPEN HOUSE, SUNDAY AUGUST 23 FROM 2:00 PM - 4:00 PM Opportunity awaits! Welcome to this incredible, fully finished two-storey family home, ideally situated on a sought-after street and backing onto a huge green space. Featuring a total of 4 bedrooms, 3.5 bathrooms, a professionally developed basement, and a double attached garage, this home offers plenty of space for the whole family. The inviting entryway leads into a bright and spacious main floor featuring a beautiful combination of hardwood and tile flooring throughout. The well-appointed kitchen showcases granite countertops, rich dark cabinetry, a centre island with additional storage, plenty of cupboard space, and a convenient walk-through pantry leading to the garage. The kitchen opens to the dining nook and cozy great room with a gas fireplace, creating a warm and welcoming space for everyday living and entertaining. Throughout the home, you'll appreciate the timeless combination of granite, hardwood, and tile finishes, adding both elegance and durability to this beautifully maintained property. Upstairs, you'll find a generous primary retreat complete with a 5-piece ensuite featuring a soaker tub and walk-in closet, along with two additional good-sized bedrooms and a 4-piece bathroom. Convenient upper-floor laundry makes family life that much easier, while the spacious bonus room and separate loft area provide plenty of flexibility for relaxing, working from home, or creating the perfect homework and study space. The fully finished, permitted and professionally developed lower level adds even more living space with a fourth bedroom, 4-piece bathroom, huge recreation room, storage room, utility room, and plenty of additional storage. Outside, this home offers lovely curb appeal and an incredible south-facing backyard overlooking the green space. Step directly from the

kitchen nook onto the maintenance-free deck, complete with built-in seating and a covered pergola—perfect for outdoor dining, entertaining, or simply enjoying family time. A fire pit area provides another great spot to gather, while the sunny backyard and open green space beyond give the kids plenty of room to play. You can even walk across the field to the nearby K–6 Catholic school. Additional features include central air conditioning, and a roof replaced approximately five years ago. Enjoy quick access to Fish Creek Provincial Park, transit and C-Train access, Stoney Trail, shopping, and everyday amenities. Homes in this location and on this street don't come up often. This is a wonderful opportunity to settle into a home and neighbourhood perfectly suited for raising a family.