



# 113 Everhollow Rise Calgary Alberta

\$789,900

A beautifully planned family home in one of Calgary's most conveniently located SW neighborhood's, you have incredible access to most of the South's major traffic routes. The most important of these is Stoney Trail, which will take you to any quadrant of the city, while allowing you to bypass many of the more congested, 'inner city' routes. The neighborhood features schools, extensive green areas, walking paths, and it is close to Fish Creek Park, a beautiful natural reserve. For commercial convenience, you are close to major shopping, with Costco immediately accessible via Stoney Trail. This well cared for, 'original owner' home has been well maintained from the day it was built. From its inviting front Foyer, you are welcomed into a space that boasts a soaring open ceiling scape that opens right up to the second story. This area lets in loads of natural light and the feeling you get here is maintained by rich, mocha-colored, spindles that grace the entire staircase while enveloping your entrance to the upper level. The main floor features a formal dining area that could be used as a flex room, reading area or second family room. Towards the rear of the home, you have a spacious family/living room area that features a tile-faced, corner gas fireplace, Right across from this living space you have a kitchen that features mocha-colored cabinetry, a stainless steel appliance package, granite countertops a breakfast bar, and another generous, breakfast nook/ eating area along with a spacious walk-through pantry. This area also gives you access to the backyard and a large south-facing deck. This entire section of the home is ideal for entertaining. Floor finishing throughout, includes large light, cream-coloured matte tiles, accentuating the floor space in the entire front foyer, the hallway into the mudroom area, the kitchen, the breakfast nook /eating ar...

Bonus Room 19.08 Ft x 17.83 Ft  
4pc Bathroom 5.92 Ft x 8.25 Ft  
Laundry room 6.58 Ft x 5.50 Ft  
Bedroom 11.58 Ft x 9.92 Ft  
Bedroom 12.00 Ft x 9.92 Ft  
5pc Bathroom 12.00 Ft x 13.25 Ft

Primary Bedroom 16.75 Ft x 16.00 Ft  
Dining room 15.58 Ft x 9.67 Ft  
Kitchen 13.42 Ft x 10.58 Ft  
Breakfast 13.42 Ft x 12.17 Ft  
Living room 15.67 Ft x 16.00 Ft  
2pc Bathroom 5.00 Ft x 5.00 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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