



107 Everhollow Street Calgary Alberta

\$724,900

There is open house on Saturday, 23rd Aug from 2:00 to 3:30 PM This immaculate 2-storey well maintained home ideally located in the popular suburban residential neighbourhood of Evergreen. The house layout has been thoughtfully designed for real-life flexibility, welcoming you into a bright and open foyer and open-to-above ceiling at the front entrance with big windows. The spacious main floor features 9-ft ceilings, hardwood flooring, open-concept kitchen with granite countertops, stainless steel appliances, a walk-in pantry and an island with bar seating--perfect for quick breakfasts or gathering with friends. A cozy gas fireplace anchors the adjacent living room, while the dining area enjoys clear views of the big backyard and deck. A half bathroom, laundry room, powder room and a convenient mudroom complete the main floor. Upstairs, you'll find a spacious bonus room ideal for second living room, movie nights, playtime or a quiet home office setup. The primary master bedroom retreat with a large walk-in closet and a private 4-piece ensuite featuring a deep soaker tub and separate shower. Two other generously sized bedrooms are all located on this level as well as an additional 4-piece bathroom adding to the home's practical appeal. Additional highlights include very large corner lot (ideal for RV parking, kids play) fully fenced and landscaped with trees, recent upgrade of a new roof (4 years old), freshly repainted complete house, hot water on demand, a double-attached garage, central vacuum etc. Evergreen is popular for its access to natural beauty and trails as its located steps away from Fish Creek Park and excellent access to schools, playgrounds, and the extensive pathway network. With easy proximity to Stoney Trail, commuting is streamlined while keeping you connected to nearby amenities like shopping centers including Costco, public library, LRT station ...

Primary Bedroom 14.75 Ft x 15.00 Ft

Bonus Room 19.08 Ft x 15.75 Ft

Bedroom 11.75 Ft x 10.33 Ft

Bedroom 11.75 Ft x 10.00 Ft

4pc Bathroom 10.00 Ft x 8.92 Ft

4pc Bathroom 11.83 Ft x 5.00 Ft

Living room 13.00 Ft x 18.33 Ft

Kitchen 12.08 Ft x 12.83 Ft

Foyer 8.25 Ft x 7.42 Ft

Dining room 12.08 Ft x 9.50 Ft

2pc Bathroom 3.08 Ft x 9.33 Ft

Laundry room 5.50 Ft x 3.33 Ft

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