



## 30 Everhollow Green Calgary Alberta

\$749,900

5 BEDROOMS & 4 FULL BATHS HOME | AIR-CONDITIONED | HAIL & WIND RESISTANT ROOFING (2021) | MAIN FLOOR w.FULL BATHROOM + DEN / GUEST BEDROOM | Welcome to this beautifully crafted Jagerhaus-built two-storey home in the prestigious Emerald Estates of Evergreen, featuring the sought-after "Icon" floor plan. Offering over 3,000 sq ft of FULLY DEVELOPED living space, this residence combines functionality, style, and a phenomenal location. The main floor features 9' ceilings, a flexible den with barn doors adjacent to a FULL bathroom—ideal as a guest bedroom, home office, or formal dining room. The heart of the home is the recently UPDATED kitchen with granite countertops, maple cabinetry, silgranit sink, stainless steel appliances, corner pantry, and an INSTANT HOT WATER DISPENSER The bright dining area opens to a 3-tier deck, perfect for entertaining, and the spacious great room features a corner gas fireplace with tile surround, adding warmth and charm. Upstairs, discover FOUR spacious bedrooms, including three with walk-in closets. One of the rooms offers the flexibility to be used as a bonus room, home office, or media space. The primary suite includes a walk-in closet and a private ensuite with a soaker tub and separate shower. A convenient UPPER-LEVEL LAUNDRY ROOM adds everyday ease. Throughout the home, you'll find granite counters, LED lighting, and thoughtful updates. The PROFESSIONALLY DEVELOPED basement includes one additional bedroom plus a den, a wet bar, a full bathroom, and a SOUNDPROOF room currently used as a music studio - ideal for creatives or a quiet retreat. A HIDDEN SURPRISE! A built-in closet opens up to a secret under-stairs storage space—perfect for stashing treasures, games, or seasonal gear. Additional upgrades include AIR CONDITIONING, updated light fixtures, fresh coat of paint, newer HAIL & WIND RESISTANT ROOFING (2021), TANKLESS WATER HE...

3pc Bathroom 8.08 Ft x 6.08 Ft

Bedroom 10.67 Ft x 9.92 Ft

Den 10.33 Ft x 7.83 Ft

Recreational, Games room 15.58 Ft x 29.42 Ft

Storage 8.25 Ft x 4.42 Ft

Living room 12.42 Ft x 17.42 Ft

Office 12.08 Ft x 11.50 Ft

4pc Bathroom 8.42 Ft x 4.92 Ft

4pc Bathroom 10.58 Ft x 9.08 Ft

Bedroom 12.67 Ft x 9.75 Ft

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Listing Presented By:



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Furnace	10.67 Ft x 7.00 Ft	Bedroom	12.58 Ft x 9.92 Ft
4pc Bathroom	4.92 Ft x 7.58 Ft	Bedroom	13.92 Ft x 13.75 Ft
Dining room	112.58 Ft x 10.67 Ft	Laundry room	8.42 Ft x 5.33 Ft
Foyer	13.00 Ft x 4.92 Ft	Primary Bedroom	13.92 Ft x 16.58 Ft
Kitchen	12.58 Ft x 11.33 Ft		