



48 Everhollow Street Calgary Alberta

\$809,000

*** PRICE ADJUSTMENT *** Tucked into a quiet street in the sought-after Emerald Estates of Evergreen, this fully developed walkout home backs directly onto a wide green space and walking path, offering a rare blend of privacy, outdoor connection and everyday function. Set on a huge pie lot with rear SE exposure, the backyard is a dream for active families—fully fenced, beautifully landscaped and complete with a full-width upper deck and a covered lower patio, both offering generous outdoor living space and effortless connection to the green space beyond. Inside, the layout has been thoughtfully designed for real-life flexibility, with cathedral ceilings welcoming you into a bright foyer. The open-concept kitchen encourages culinary adventures featuring 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 backyard and green space beyond. A powder room and a convenient mudroom complete the main floor. Upstairs, you'll find a spacious bonus room ideal for movie nights, playtime or a quiet home office setup. Three generously sized bedrooms are all located on this level, including the well-appointed primary retreat with a large walk-in closet and a private 4-piece ensuite featuring a deep soaker tub and separate shower. An additional 4-piece bathroom adds to the home's practical appeal. The fully finished walkout basement extends your living space with a wide open rec room, perfect for a home gym, play area, or entertaining zone. A full 3-piece bathroom further adds to your comfort and convenience. Additional highlights include hot water on demand, a double attached garage, and excellent access to schools, playgrounds, and the extensive pathway network. With easy prox...

Recreational, Games room 23.67 Ft x 22.17 Ft

Furnace 7.92 Ft x 8.75 Ft

3pc Bathroom 8.42 Ft x 6.75 Ft

Foyer 8.25 Ft x 7.42 Ft

Living room 13.25 Ft x 18.17 Ft

Dining room 11.58 Ft x 9.92 Ft

Kitchen 11.58 Ft x 12.17 Ft

2pc Bathroom 3.00 Ft x 9.25 Ft

Bonus Room 18.83 Ft x 15.42 Ft

Primary Bedroom 14.50 Ft x 14.83 Ft

Bedroom 11.67 Ft x 10.17 Ft

Bedroom 11.75 Ft x 9.92 Ft

4pc Bathroom 9.92 Ft x 8.75 Ft

4pc Bathroom 11.67 Ft x 4.92 Ft

Listing Presented By:



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