

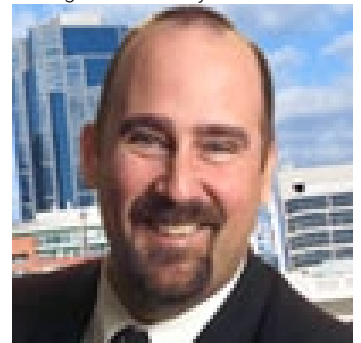


# 30 Everhollow Rise Calgary Alberta

\$880,000

**\*\*\*OPEN HOUSE SUN @\_5 pm\*\*\*** Great opportunity to own home that is **FIRST TIME** offered for sale in 18 years. **FULLY FINISHED WALK-OUT 2 storey** is in absolutely immaculate condition. Finished with all high end materials top-to-bottom, with large windows, great big doorways, open stairs, double-sided fireplace and many more features that give this home a **WOW-factor**. Main floor offers a large Living room, functional gourmet kitchen with breakfast nook with many large windows, formal dining room and office/den, that can be used as additional bedroom or nanny room. Office also has a fireplace which is just an awesome feature for when it's cold outside! Main floor Laundry room and mud room leading to a double attached large garage. Second floor has all **HARDWOOD** and offers 3 large bedrooms, huge bonus room, 2 full baths (large ensuite and additional 4 pce guest bathroom) and plenty of space. **FULLY FINISHED WALK-OUT BASEMENT** features a large family room with a theatre, sauna with 3 pce bathroom, finished in a cottage-style wood and large storage room. Whether you prefer to spend time on a patio or walk or bike around - this home is uniquely located in close proximity to **ALL AMENITIES** - bike paths, walkways, Fish Creek park, ponds, schools, shopping... Costco and Superstore are short drive away, along with YMCA on Shawnessy Plaza. Very well positioned for any size family or as an investment property - come and check it out - you will not be disappointed! (id:6769)

Listing Presented By:



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**RE/MAX Realty Professionals**

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- Recreational, Games room 29.92 Ft x 14.17 Ft
- Bedroom 23.92 Ft x 9.42 Ft
- 3pc Bathroom 10.17 Ft x 6.33 Ft
- Sauna 7.67 Ft x 5.67 Ft
- Storage 10.17 Ft x 5.92 Ft
- Furnace 10.17 Ft x 8.92 Ft
- Kitchen 13.92 Ft x 12.33 Ft
- Dining room 12.92 Ft x 9.50 Ft
- Breakfast 9.42 Ft x 9.42 Ft
- Living room 13.67 Ft x 12.92 Ft
- Den 10.92 Ft x 9.83 Ft
- 2pc Bathroom 6.92 Ft x 6.33 Ft
- Laundry room 10.42 Ft x 6.33 Ft
- Bonus Room 19.50 Ft x 16.33 Ft
- Other 9.42 Ft x 7.58 Ft
- Primary Bedroom 17.75 Ft x 13.75 Ft
- Bedroom 15.33 Ft x 10.92 Ft
- Bedroom 12.25 Ft x 10.92 Ft
- 4pc Bathroom 9.92 Ft x 4.92 Ft