

**45 Everhollow Avenue SW**  
**Calgary, Alberta**

**MLS # A2210668**



**\$839,900**

<b>Division:</b>	Evergreen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,480 sq.ft.	<b>Age:</b>	2011 (14 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity		

**Inclusions:** n/a

Two-storey home in Evergreen presents over 3500 square feet of refined living space, including a fully developed basement, 4 bedrooms, and 3.5 bathrooms. The main level showcases a 9-foot ceiling, hardwood flooring, and a gas fireplace. The chef's kitchen is fully equipped with a sizable island featuring an eating bar, quartz countertops leading to the mud room. Sunny south-facing deck overlooking the verdant green space, an ideal setting for gatherings. Upstairs, discover a spacious bonus room, a primary bedroom boasting a generous walk-in closet, and a wonderful 5-piece ensuite bathroom. Two additional bedrooms and a well-appointed 4-piece bathroom complete the upper level. The finished basement offers a large bedroom, a recreational and 4-piece bathroom. Situated in a prime location with easy access to schools in Evergreen, the SW Ring Road, Fish Creek Park, and a host of amenities, this home is truly one-of-a-kind.