



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
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ASSOCIATE

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107 Everhollow Street SW
Calgary, Alberta

MLS # A2248821



\$724,900

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,105 sq.ft.	Age:	2011 (14 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Corner Lot, Few Trees, Front Yard, Landscaped, Lawn, Street Lig		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Tankless Hot Water, Walk-In Closet(s)		

Inclusions: N/A

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 etc. This is a rare opportunity to secure a move-in ready home in one of Calgary’s most family-friendly communities, where outdoor space, flexibility, and comfort come together.