

\$698,500 - 3 Everhollow Crescent Sw, Calgary

MLS® #A2085365

\$698,500

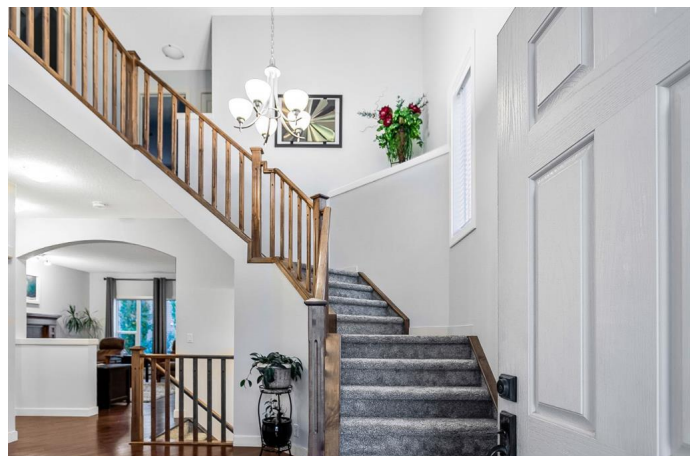
4 Bedroom, 4.00 Bathroom, 1,847 sqft

Residential on 0.11 Acres

Evergreen, Calgary, Alberta

Welcome home to this elegant and functional family home in Evergreen! Just minutes away from 3 schools and Fish Creek Provincial Park! This 2-storey home boasts OVER 2600 sq.ft of living space and is situated on a beautiful SOUTH FACING CORNER LOT - with no sidewalk to shovel! Featuring 4 bedrooms and 3.5 bathrooms, the thoughtfully designed and upgraded floor plan maximizes living space at every turn! With RV parking, an expansive south-facing garden, irrigation system, 2-tiered deck, flagstone patio with fireplace, fish pond, and an insulated dog kennel with heated floors!

As you step inside, you'll be welcomed by a splendid staircase, adorned with continuous railings that gracefully ascend along the second-level hallway, creating a sense of grandeur and openness. Complimented by 9'™ ceilings and hardwood flooring throughout the main floor. The kitchen is a chef's dream, complete with ample cabinets and counter space, a functional island with a built-in wine rack, and finished with sleek black granite counters. Premium stainless steel appliances make cooking a joy, and the vast workspace will be perfect for harvesting from your own garden. The living room is inviting, with ample space for entertaining guests, playing games, or simply lounging with a book next to the fireplace. It is also spacious enough to accommodate various furniture arrangements. The dining room is bathed in natural light from three sides and offers views



to the backyard and garden.

As you ascend the stairs to the second level, you'll discover the LARGE BONUS ROOM, perfect for a traditional family room, or convert to a private office, play room or 5th bedroom by easily adding a door! Down the hallway are two generously sized bedrooms, a 4-piece bathroom, and the master suite. The master bedroom easily fits a king-size bed and has plenty of space for clothing in the walk-in closet. The luxurious ensuite features a soaker tub, a large vanity, and a walk-in shower. The lower level is a real gem, with custom built-in features starting with a BUILT IN DESK with GRANITE top for the perfect work-from-home setup. It also boasts an impeccable wet bar, a full bathroom, and a media room complete with built-in Bose speakers and an electric fireplace. The MODERN WET BAR features an expansive aquarium, designed for easy maintenance and complete with a custom-built, easy lift top, plentiful storage space, a sink, mini fridge and GRANITE COUNTERTOPS. The beautiful setting provides a lovely backdrop for family movie nights or gaming sessions with friends. Adjacent to this space is the fourth bedroom with a large window and closet. Storage space is abundant, with built-in shelving in the utility room and rolling platforms under the stairs for your seasonal items.

Recent updates include a NEW ROOF, EAVESTROUGHS & GUTTERS (2023), CENTRAL AIR (2021), FULLY PAINTED INTERIOR (2023) NEW CARPETS (2023)

Built in 2007

Essential Information

MLS® #	A2085365
Price	\$698,500
Sold Price	\$682,000

Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,847
Acres	0.11
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	3 Everhollow Crescent Sw
Subdivision	Evergreen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 5H3

Amenities

Parking Spaces	6
Parking	Aggregate, Double Garage Attached, Insulated, RV Access/Parking

Interior

Interior Features	Built-in Features, Granite Counters, High Ceilings, Tankless Hot Water, Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Bar Fridge, Dishwasher, Electric Stove, Microwave, Microwave Hood Fan, Refrigerator, Tankless Water Heater, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Dog Run, Garden, Kennel, Private Yard
Lot Description	Back Yard, Corner Lot, Dog Run Fenced In, Fruit Trees/Shrub(s), Garden, Landscaped, Many Trees, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 13th, 2023
Date Sold	October 24th, 2023
Days on Market	11
Zoning	R-1
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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