

\$749,900 - 97 Everhollow Rise Sw, Calgary

MLS® #A2174776

\$749,900

4 Bedroom, 3.00 Bathroom, 2,203 sqft

Residential on 0.09 Acres

Evergreen, Calgary, Alberta

Welcome to this stunning family home in Evergreen, where every detail has been thoughtfully maintained and cared for! As you step inside, you'll be greeted by gleaming hardwood floors and elegant travertine tile that enhance the open main floor layout. The kitchen is a chef's delight, featuring granite countertops, stainless steel appliances, a raised breakfast bar, and a spacious pantry, all seamlessly flowing into a cozy living area with a gas fireplace—perfect for entertaining friends and family. Step outside onto your new deck, complete with built-in storage, and enjoy views of your sunny south-facing yard. The yard includes a separate dog run and ample space for your outdoor toys—a true family oasis! Join the Camrose Energy Solar Club with upgraded rooftop solar panels and make use of custom rain barrels for sustainable living. The second floor is designed with family comfort in mind. The expansive primary bedroom boasts a huge walk-in closet and a luxurious 5-piece ensuite. You'll also find two additional bedrooms, a well-appointed 4-piece bathroom, convenient upstairs laundry, and a spacious family/bonus room. The partially finished basement offers a cozy spare bedroom for guests, with plenty of extra space available for a future bathroom, bedroom, and living area—perfect for customization to suit your family's needs. Situated directly across from walking paths and a serene pond, this home is just moments away from parks, schools, shopping, and the many amenities



that make Evergreen so desirable. Plus, a quick drive will connect you to the new Ring Road, giving you easy access to the stunning Foothills or a swift trip downtown. This isn't just a house; it's a home where memories are made. Welcome home!

Built in 2005

Essential Information

MLS® #	A2174776
Price	\$749,900
Sold Price	\$735,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,203
Acres	0.09
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	97 Everhollow Rise Sw
Subdivision	Evergreen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 0B1

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	High Ceilings, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s),
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	Breakfast Bar, Granite Counters, Storage
Appliances	Dishwasher, Refrigerator, Dryer, Electric Stove, Garage Control(s), Washer, Window Coverings, Water Softener
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Dog Run, Rain Barrel/Cistern(s)
Lot Description	Back Yard, City Lot, Dog Run Fenced In, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 24th, 2024
Date Sold	November 25th, 2024
Days on Market	32
Zoning	R-G
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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