



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**30 EVERHOLLOW Rise, Calgary T2Y 5H2**

MLS®#: **A2160471**      Area: **Evergreen**      Listing Date: **09/10/24**      List Price: **\$880,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2005**  
Lot Information  
 Lot Sz Ar: **4,327 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,620**  
 Low Sqft:  
 Ttl Sqft: **2,620**

DOM

**9**  
Layout  
 Beds: **4 (3 1)**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **4**  
 Garage Sz: **2**

Access:  
 Lot Feat: **Back Yard,Backs on to Park/Green Space,Cul-De-Sac,Front Yard,Greenbelt,No Neighbours Behind,Landscaped,Private,Rectangular Lot**  
 Park Feat: **Double Garage Attached,Garage Door Opener,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Brick,Vinyl Siding,Wood Frame**  
 Heating: **Forced Air,Natural Gas**      Flooring: **Carpet,Ceramic Tile,Hardwood**  
 Sewer:      Water Source:  
 Ext Feat: **Playground,Private Entrance**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Microwave,Range Hood,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**  
 Int Feat: **Central Vacuum,French Door,Granite Counters,Kitchen Island,Open Floorplan,Pantry,Sauna,Separate Entrance,Soaking Tub,Storage,Vaulted Ceiling(s),Vinyl Windows**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Entrance</b>	<b>Main</b>	<b>9`10" x 6`0"</b>	<b>Den</b>	<b>Main</b>	<b>9`10" x 11`0"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>7`0" x 6`4"</b>	<b>Laundry</b>	<b>Main</b>	<b>8`9" x 10`4"</b>
<b>Dining Room</b>	<b>Main</b>	<b>12`9" x 9`6"</b>	<b>Kitchen</b>	<b>Main</b>	<b>16`0" x 13`10"</b>
<b>Nook</b>	<b>Main</b>	<b>9`5" x 6`0"</b>	<b>Living Room</b>	<b>Main</b>	<b>13`0" x 13`9"</b>
<b>Pantry</b>	<b>Main</b>	<b>3`8" x 3`10"</b>	<b>Balcony</b>	<b>Main</b>	<b>12`8" x 8`8"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>9`10" x 4`11"</b>	<b>Bedroom</b>	<b>Second</b>	<b>12`3" x 10`1"</b>

<b>Bonus Room</b>	<b>Second</b>	<b>16`4" x 19`6"</b>	<b>Bedroom</b>	<b>Second</b>	<b>11`0" x 15`4"</b>
<b>Library</b>	<b>Second</b>	<b>9`5" x 7`7"</b>	<b>Bedroom - Primary</b>	<b>Second</b>	<b>17`7" x 13`3"</b>
<b>4pc Ensuite bath</b>	<b>Second</b>	<b>11`0" x 10`5"</b>	<b>Walk-In Closet</b>	<b>Second</b>	<b>9`6" x 6`8"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>8`11" x 10`2"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>9`5" x 23`10"</b>
<b>Family Room</b>	<b>Basement</b>	<b>14`1" x 29`11"</b>	<b>3pc Bathroom</b>	<b>Basement</b>	<b>6`2" x 10`1"</b>
<b>Sauna</b>	<b>Basement</b>	<b>11`8" x 10`0"</b>			

Legal/Tax/Financial

Title: **Fee Simple**  
 Legal Desc: **0513738**

Zoning: **R-1**

Remarks

Pub Rmks: **This exclusive custom-built in Evergreen home is truly impressive with over 3700 sqft of developed space, backing onto GREEN SPACE WITH A FULLY DEVELOPED WALK-OUT BASEMENT with extensive list of features and design element spanning over 3700sqft on all 3 levels the interior design boasts custom crafted windows, Maple hardwood floors, throughout, classic granite counter tops, and a high -quality maple kitchen cabinets and an open tread staircase. An elegant front entry that leads to main floor DEN with double sided fireplace, and a formal dining room around the corner, spacious mud room with main floor Laundry with built in cabinetry. 9 FOOT CEILINGS on all 3 levels the spacious kitchen features maple cabinetry, an electric stove, and stainless-steel appliances. Next is the broad great room with oversized windows, and a cozy fireplace, over-looking the GREEN SPACE, and a large dura deck to enjoy BBQ nights with your family and friends. This home features three spacious bedrooms on the upper with 9foot ceilings, and a natural maple hardwood flooring and a spacious bonus room with vaulted ceilings. Spacious master suite includes reading area, walk-in closet with custom cabinets and a lovely 4pc en-suite bath like spa with granite countertops. The kid's bedrooms share additional 4pc bath, The level WALK-OUT includes 9 ft ceilings additional bedroom, huge Rec room with projector, and an additional 3pc bath, with a custom -built Sauna, and a convenient home Gym. This spacious home is equipped with 2 high efficiency furnaces, and an oversized hot water tank. Located in Calgary prestigious community of Evergreen, with quick access to Stony Trail, LRT, Fish Creek Park, Macleod Trail, walking path, new Tsuut'ina Costco and to all levels of School. Amazing property please come take a look you will not be disappointed.**

Inclusions: **none**  
 Property Listed By: **Century 21 Bamber Realty LTD.**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**













