



THE
A-TEAM

**RE/MAX
FIRST**

113 EVERHOLLOW Rise, Calgary T2Y 0B1

MLS®#: **A2173711**

Area: **Evergreen**

Listing Date: **10/18/24**

List Price: **\$789,900**

Status: **Active**

County: **Calgary**

Change: **-\$40k, 25-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2011**

Finished Floor Area

Abv Sqft: **2,457**
Low Sqft:
Ttl Sqft: **2,457**

DOM

11
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Lot Information

Lot Sz Ar: **4,327 sqft**
Lot Shape:

Parking

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

Access:

Lot Feat: **Back Yard,City Lot,Front Yard,Lawn**
Park Feat: **Aggregate,Double Garage Attached,Driveway,Front Drive,Garage Door Opener**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s),Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

Construction: **Concrete,Mixed,Stone,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Laminate,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer,Water Softener,Window Coverings**
Int Feat: **Breakfast Bar,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Pantry,See Remarks,Soaking Tub**
Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	15`7" x 9`8"
Breakfast Nook	Main	13`5" x 12`2"
2pc Bathroom	Main	5`0" x 5`0"
4pc Bathroom	Second	5`11" x 8`3"
Bedroom	Second	11`7" x 9`11"
5pc Ensuite bath	Second	12`0" x 13`3"

Room	Level	Dimensions
Kitchen	Main	13`5" x 10`7"
Living Room	Main	15`8" x 16`0"
Bonus Room	Second	19`1" x 17`10"
Laundry	Second	6`7" x 5`6"
Bedroom	Second	12`0" x 9`11"
Bedroom - Primary	Second	16`9" x 16`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

0714571

Remarks

Pub Rmks: **SEE : NEW PRICE. If you've been searching for an amazingly well-planned, spacious family home, your search may be over once you view this property. Ideally located in Evergreen, one of Calgary's most conveniently located SW neighborhoods, you have incredible access to most of the South's major traffic routes. The most important of these is Stoney Trail, which will take you to any quadrant of the city, while allowing you to bypass many of the more congested, 'inner city' routes. The neighborhood features schools, extensive green areas, and walking paths, and it is close to Fish Creek Park, a beautiful natural reserve. For commercial convenience, you are close to major shopping, with Costco immediately accessible via Stoney Trail. This well cared for , 'original owner' home has been well maintained and cared for. From its inviting front Foyer, you are welcomed into a space that boasts a soaring open ceiling scape that opens right up to the second story. This area lets in loads of natural light and the feeling you get here is maintained by rich, mocha-colored, spindles that grace the entire staircase while enveloping your entrance to the upper level. The main floor features a formal dining area that could be used as a flex room, reading area or second family room. Towards the rear of the home, you have a spacious family/living room area that features a tile-faced, corner gas fireplace, Right across from this living area you have a kitchen that features mocha-colored cabinetry, a stainless steel appliance package, granite countertops a breakfast bar, and another generous, breakfast nook/ eating area along with a spacious walk-through pantry. This area also gives you access to the backyard and a large south-facing deck. This entire section of the home is ideal for entertaining. Finishing throughout, includes large light, cream-coloured matte tiles that accentuate the floor space throughout the home. This flooring covers the entire front foyer, the hallway into the mudroom area, the kitchen, the breakfast nook /eating area, along with all of the bathrooms in the home, including the laundry room. This adds an incredible flow to the floor plan. The granite countertops in the kitchen are also featured in each of the property's bathrooms. Other recent upgrades and extra features include a new roof (shingles March 2022), West side, siding replaced (Aug 2022), Culligan water softener along with drinking water purifier, a larger Cedar deck, fresh paint throughout in 2022, a new dishwasher that was installed in 2023 and exposed aggregate on the driveway and front walkway. This home is ready for a new family to enjoy. The undeveloped basement is as spacious as the rest of the property and offers an incredible opportunity to make an already large home, even larger, approximately 900 Square feet larger! It's a perfect layout with 3 large windows, ideal for an additional 1-2 bedrooms, a family room & a 4th bathroom. No disappointments here!**

Inclusions:
Property Listed By: **Large wardrobe unit in the Primary Bedroom
RE/MAX Real Estate (Central)**

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













113 Everhollow Rise SW, Calgary, AB

Main Floor Exterior Area 1087.02 sq ft
Interior Area 1036.48 sq ft
Excluded Area 443.03 sq ft



0 5 10

PREPARED: 2024/10/16



White regions are excluded from total floor area in OJUDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

113 Everhollow Rise SW, Calgary, AB

2nd Floor Exterior Area 1370.16 sq ft
Interior Area 1280.18 sq ft
Excluded Area 77.61 sq ft



0 5 10

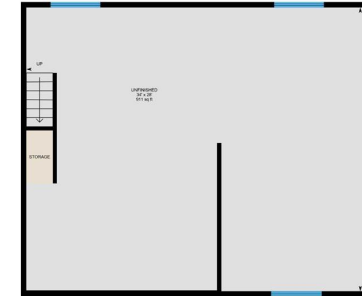
PREPARED: 2024/10/16



White regions are excluded from total floor area in OJUDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

113 Everhollow Rise SW, Calgary, AB

Basement (Below Grade) Exterior Area 1018.74 sq ft
Interior Area 950.54 sq ft



0 5 10

PREPARED: 2024/10/16



White regions are excluded from total floor area in OJUDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.