

**89 Everhollow Rise SW**  
**Calgary, Alberta**

**MLS # A2296517**



**\$889,900**

<b>Division:</b>	Evergreen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,633 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Stone Counters, Vinyl Windows

**Inclusions:** Shed, deepfreeze is negotiable, built in storage in the basement and garage, TV mount

They don't build houses like this anymore. 89 Everhollow Rise welcomes you with over 3,700 sq ft of fully finished living space. This beautifully renovated home offers 5 bedrooms, 3.5 bathrooms, and a main-floor office, providing the space and flexibility hard to find today. From the moment you walk in, you'll notice how bright and welcoming it feels. Open riser stairs and large windows bring in plenty of natural light, and luxury vinyl plank flooring spans through all the levels of this home. Step into the show-stopping kitchen with gleaming white floor-to-ceiling cabinetry and a two-toned island. Enjoy your morning coffee at the eat-in kitchen table and family gatherings in the traditional dining room. A striking focal-point fireplace anchors the living room, and your living space extends into the Sunny backyard, which is beautifully landscaped and a private retreat all summer long. Upstairs, the bedrooms are generously sized, including a spacious primary suite with its own ensuite and walk-in closet. A spacious bonus room with airy vaulted ceilings and a full bathroom complements the second floor. The fully finished basement adds even more usable space and really sets this home apart. It features a large rec room along with a bar area that's perfect for entertaining, movie nights, or just hanging out. There's also an additional bedroom and bathroom downstairs, making it ideal for guests or older kids who want their own space. The location is just as impressive, situated directly across the street from a park, with green space right outside your door. You're also just minutes from Fish Creek Park, one of Calgary's best outdoor spots, along with easy access to schools, shopping, restaurants, and everything else South Calgary has to offer. Whether you have a growing family, work from home, or want room to spread out, this home

delivers.