

\$1,199,000 - 2610 Evercreek Bluffs Way Sw, Calgary

MLS® #A2089653

\$1,199,000

6 Bedroom, 4.00 Bathroom, 2,628 sqft

Residential on 0.17 Acres

Evergreen, Calgary, Alberta

Welcome to Evercreek Bluffs, a distinguished enclave of beautiful homes in Evergreen. This 2,628.28 total square foot home backs directly onto Fish Creek Provincial Park. You will be impressed by the attention to detail throughout this 1 1/2 story home with 6 bedrooms and 4 bathrooms. The main floor boasts 2092.40 sq ft with numerous features to be appreciated. Located adjacent to the grand entry is a formal dining room accented with columns, beautifully detailed hardwood flooring and a tray ceiling. Further into the home you enter the great room with ample space for all of your living room furniture, a 3 sided gas fireplace, an informal dining area with access to the composite outdoor deck, and of course, the kitchen. With loads of cupboards and counter space, this kitchen is timeless. Beautiful tall wood cabinets, custom chimney range hood, upgraded appliances, quartz countertops, an oversized pantry with an additional refrigerator and loads of shelving make this an impressive kitchen. The master retreat on the main level is definitely king sized and overlooks the back yard, complete with putting green. The master walk in closet is massive and a lovely 4 piece master bath with linen closet completes this private area. The main floor also offers a second bedroom/office space, a 3 piece bathroom, and a full laundry room with sink. Essentially a bungalow with a loft layout, up a few stairs you will find the loft, providing an additional 535.88 sq ft of private living space. With vaulted ceilings and views to Fish Creek



Park, as well as a private 3 piece bathroom, this loft offers a sense of privacy as an additional bedroom or quiet space. The lower walk out level is a bright and spacious 1944.84 sq ft with 9 foot ceilings, and includes a separate massive bedroom overlooking the back yard, as well as a 4 piece bath for convenience. There are also three other large bedrooms, a never ending storage room, and an additional room perfect for your wine collection. The highlight of this lower level walkout is the oversized great room, complete with a wet bar and space for a full size fridge. A perfect entertaining space. Other features include air conditioning, in floor heating, water softener, exposed aggregate driveway and back patio, oversized heated triple garage, knockdown ceilings, and custom window coverings. This is a rare opportunity to live in this peaceful community surrounded by nature.

Built in 2006

Essential Information

MLS® #	A2089653
Price	\$1,199,000
Sold Price	\$1,150,000
Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	2,628
Acres	0.17
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Sold

Community Information

Address	2610 Evercreek Bluffs Way Sw
Subdivision	Evergreen

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 4P5

Amenities

Parking Spaces	6
Parking	Oversized, Triple Garage Attached

Interior

Interior Features	Bar, Built-in Features, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
Heating	In Floor
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Walk-Out

Exterior

Exterior Features	None
Lot Description	Sloped
Roof	Asphalt
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 25th, 2023
Date Sold	October 30th, 2023
Days on Market	5
Zoning	R-1
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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