

\$1,098,800 - 2715 Evercreek Bluffs Way Sw, Calgary

MLS® #A2114246

\$1,098,800

5 Bedroom, 4.00 Bathroom, 2,288 sqft

Residential on 0.17 Acres

Evergreen, Calgary, Alberta

Nestled in the prestigious Evercreek Bluffs community, this home is only steps away from Fish Creek Park. This spectacular property offers the ultimate blend of city living surrounded by natural beauty. Within Fish Creek, you will enjoy wildlife sightings, walking, cycling all year long, right in your backyard. Close to multiple schools, shopping, even Stoney Trail is just moments away to make your commute a quick one. * The 360 degrees of incredible landscaping includes terraced flower beds, tiered steps from the garage "man door"™ cascading down to the lush green grass with underground sprinklers to create this incredible outdoor oasis. Perfect for enjoying family and friends or quiet nights under the pergola. The large, fenced yard provides ample space for outdoor recreation and relaxation. * This bright and airy home is flooded with natural light, thanks to its big windows and open floor plan. The kitchen is a dream for the cook in your life with vast counter space and a quiet Miele dishwasher to aid in clean up! The main level exudes a feeling of warmth the minute you walk in. With an option den/bedroom as well as a secondary living area beyond the dining room, you will feel at home here. The upper level boasts three bedrooms, including a spacious primary bedroom with a cozy sitting area to read your favourite book. The ensuite spa includes a soaker tub, double sinks, complete with a walk-in closet. * The walkout level of the home provides warmth with infloor



heat and even more living space with an additional bedroom, full bathroom, full laundry room, updated built-in cabinetry, and an office for those days you need quiet time to work. A perfect space for family movie nights or a pool table to create the ideal recreation room. * The professionally finished garage with epoxy flooring and three car spaces provides both functionality, style and ample storage! * New A/C unit in 2023, Two Hot Water Recirculating Tanks in 2020. In 2014 the deck was rebuilt with extensively sturdy screw piles and the exterior stucco of the property was painted with acrylic waterproof coating. Don't miss your chance to own this exceptionally cared for home in one of the most desirable areas in town. Be sure to walk through the virtual tour to get a full understanding of the beauty of this property.

Built in 2004

Essential Information

MLS® #	A2114246
Price	\$1,098,800
Sold Price	\$1,087,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,288
Acres	0.17
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	2715 Evercreek Bluffs Way Sw
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Subdivision	Evergreen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y4V7

Amenities

Parking Spaces	6
Parking	Aggregate, Front Drive, Triple Garage Attached, Workshop in Garage

Interior

Interior Features	Bookcases, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, ENERGY STAR Qualified Appliances, Garage Control(s), Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer, Water Softener
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	BBQ gas line, Private Yard, Storage
Lot Description	Back Yard, Corner Lot, Cul-De-Sac, Fruit Trees/Shrub(s), Gazebo, Landscaped, Many Trees, Underground Sprinklers, Private
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	March 21st, 2024
Date Sold	March 26th, 2024
Days on Market	5
Zoning	R-1
HOA Fees	0.00

Listing Details

Listing Office CIR Realty

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