

\$1,030,000 - 32 Evercreek Bluffs Crescent Sw, Calgary

MLS® #A2125008

\$1,030,000

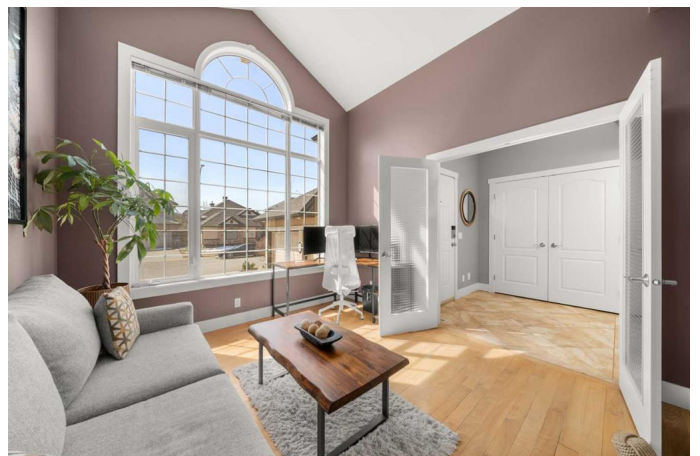
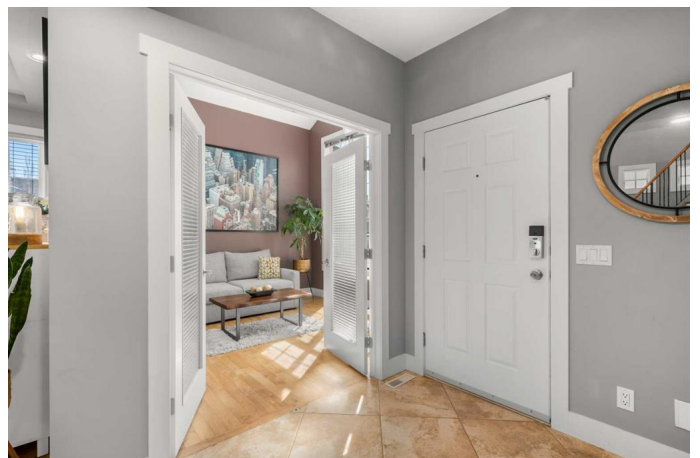
4 Bedroom, 4.00 Bathroom, 2,340 sqft

Residential on 0.14 Acres

Evergreen, Calgary, Alberta

OPEN HOUSE SAT APRIL 27th 2-4pm

Beautifully maintained, high-end home in Evergreen Estates. This unique floor plan stands out with impressive details, a FINISHED WALKOUT BASEMENT and a great OVERSIZED CORNER LOT on a quiet street, just STEPS FROM FISH CREEK PARK. Inside this stunning home, you are greeted by a grand foyer showcasing soaring OPEN TO THE SECOND FLOOR CEILINGS, INLAY HARDWOOD FLOORS and the elegant curved staircase. FRENCH DOORS lead to the DEN WITH CATHEDRAL CEILINGS and tall windows that stream in south-facing sunshine. The beautiful kitchen inspires culinary adventures featuring stainless steel appliances including a GAS COOKTOP and built-in wall oven, GRANITE COUNTERTOPS, open-to-above ceilings, an oversized window for an abundance of natural light, a handy walk-through pantry with laundry and a 3-SIDED FIREPLACE providing a warm glow. French doors to the upper level deck encourage an easy indoor/outdoor lifestyle. The other side of the fireplace enables a cozy atmosphere in the bright living room with clear sightlines into the other principle rooms for outstanding connectivity. DESIGNER LIGHTING and EXTRA WINDOWS in the dining room create a casually elegant entertaining space. The powder room is conveniently tucked away in the mudroom adding to your privacy. Ascend the GLAMOROUS CURVED STAIRCASE with



hardwood risers to the upper level. The hallway is open to below with views of both the foyer and kitchen. Extra windows that illuminate your path. The spacious primary bedroom is a lavish escape for relaxing in bed in front of the DOUBLE-SIDED GAS FIREPLACE. The other side of the fireplace looks onto the deep soaker tub in the LUXURIOUS ENSUITE inviting you to take a rejuvenating dip with the soothing fireplace providing the ambience. Feel spoiled daily in this indulgent space thanks to dual vanities, loads of counter space, a stand-up shower and a large walk-in closet. 2 additional bedrooms are also on this level along with a 4-piece main bathroom. A second curved staircase takes you to the WALKOUT BASEMENT, fully finished in the same high fashion as the rest of the home. Gather in the massive rec room and enjoy movies, games and entertainment. A modern and STYLISH WET BAR allows you to easily refresh drinks and snacks. Completing this level is a 4th bedroom and another full bathroom. Walk out to the STAMPED CONCRETE GROUND-LEVEL PATIO and unwind in the oversized backyard with a line of tall aspen trees and BUILT-IN IRRIGATION. The OVERSIZED GARAGE is insulated and drywalled with EPOXY FLOORS, built-in shelves, storage and a workbench. Tons of additional parking on the extended driveway as well. Incredibly located mere steps to Fish Creek Park and a playground. Dr. Freda Miller, Evergreen and Marshall Springs Schools are all within walking distance. When you do need to leave the neighbourhood there is great access to Stoney Trail, MacLeod Trail, Tsuutâ€™ina Costco, the Shawnessy/Bridlewood LRT Station, numerous amenities and the YMCA!

Built in 2004

Essential Information

MLS® #	A2125008
Price	\$1,030,000
Sold Price	\$1,080,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,340
Acres	0.14
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	32 Evercreek Bluffs Crescent Sw
Subdivision	Evergreen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 4P3

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Insulated, Oversized

Interior

Interior Features	Breakfast Bar, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes

# of Fireplaces	2
Fireplaces	Bath, Double Sided, Gas, Kitchen, Living Room, Master Bedroom, Three-Sided
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Lighting, Private Yard
Lot Description	Back Yard, Corner Lot, Landscaped, Many Trees, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	April 22nd, 2024
Date Sold	April 24th, 2024
Days on Market	2
Zoning	R-1
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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