

\$974,900 - 95 Evercreek Bluffs Road Sw, Calgary

MLS® #A2151094

\$974,900

3 Bedroom, 3.00 Bathroom, 1,709 sqft
Residential on 0.13 Acres

Evergreen, Calgary, Alberta

Step into this meticulously maintained home flooded with natural light from 3 expansive skylights. The formal dining room sets the stage for memorable gatherings with loved ones and is connected to the kitchen through a pocket door. The well-appointed kitchen features stainless steel appliances that are just over a year old, granite counters, ceiling-height cabinets, and a captivating skylight overhead. Adjacent to the kitchen, a cozy dining nook beckons for relaxed meals, complemented by a triple-sided gas fireplace that seamlessly connects to the inviting living room. Retreat to the master bedroom, complete with a luxurious 5-piece ensuite offering a soaker tub, dual sinks, and a sleek stand-up glass shower. On the main floor, discover a versatile bonus room showcasing an impressive bonus room that is currently being used as a home office. A convenient laundry room, enhanced with additional storage, leads to the double attached garage that is fully insulated, drywalled, and painted ensuring functionality meets convenience. Descend to the fully finished basement, where a thoughtfully designed space awaits. Here, two generously sized bedrooms feature walk-in closets, accompanied by a full 4-piece bathroom. Ample storage abounds in the basement, complete with a full bar including a fridge and ample space to entertain and host gatherings. A built-in desk is perfect for a home office as the basement features 9'™ ceilings and large sunshine basement windows. Step



outside to the beautifully landscaped backyard, where you can escape in your own tranquillity. This south-facing backyard is the perfect place to relax and unwind. This home has been cared for deeply and presents a rare find in today's market. Don't miss the opportunity to live in the sought-after area of Evercreek Bluffs!

Built in 2003

Essential Information

MLS® #	A2151094
Price	\$974,900
Sold Price	\$974,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,709
Acres	0.13
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	95 Evercreek Bluffs Road Sw
Subdivision	Evergreen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 4P2

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Breakfast Bar, Built-in Features, Central Vacuum, Granite Counters, No Animal Home, No Smoking Home, Pantry, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave, Microwave Hood Fan, Refrigerator, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Garden, Misting System
Lot Description	Back Yard, Garden, Landscaped, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 19th, 2024
Date Sold	August 12th, 2024
Days on Market	24
Zoning	R-1
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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