

\$949,900 - 70 Evercreek Bluffs View Sw, Calgary

MLS® #A2161937

\$949,900

3 Bedroom, 3.00 Bathroom, 1,556 sqft

Residential on 0.14 Acres

Evergreen, Calgary, Alberta

Experience refined living in this elegant Walkout Villa Bungalow, designed with a harmony of luxury and comfort. Step through the doors into a space bathed in natural light, accentuated by high vaulted ceilings that create a sense of openness throughout. The heart of this home is the spacious kitchen, well-appointed with sleek granite countertops, a high-quality gas stove, and a cozy breakfast nook—perfect for morning coffee musings. The home's layout is finely tuned for ease and usability with main floor laundry simplifying chores, and an expansive primary bedroom, complete with a luxurious 5-piece ensuite, serves as your private retreat for relaxation after a long day. The lower level of the home is equally impressive, featuring a walkout basement that opens up to serene, west-facing green spaces. This level includes a massive recreation or games room, two generously-sized additional bedrooms, and a 4-piece bathroom, ensuring ample space for family and guests alike. Socialize beside the warmth of a charming gas-burning fireplace during chilly evenings or bask in the abundance of natural light brought forth by extra basement windows. The property boasts direct access to tranquil walking paths, perfect for leisurely strolls or energizing jogs through nature's beauty right at your doorstep. This exceptional property promises a blend of privacy, comfort, and accessibility, offering an ideal backdrop for both entertaining and peaceful living. Revel in the elegant simplicity



and thoughtful design of this exquisite home, where every square foot is a testament to quality living. Whether it's the allure of the grand interiors or the inviting outdoor vistas, this home stands ready to enrich your lifestyle.

Built in 2005

Essential Information

MLS® #	A2161937
Price	\$949,900
Sold Price	\$960,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,556
Acres	0.14
Year Built	2005
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Sold

Community Information

Address	70 Evercreek Bluffs View Sw
Subdivision	Evergreen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 4V6

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached, Insulated

Interior

Interior Features	Built-in Features, Closet Organizers, Granite Counters, High Ceilings,
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	Open Floorplan
Appliances	Dryer, Garburator, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Central, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mantle, Recreation Room
Has Basement	Yes
Basement	Full, Walk-Out

Exterior

Exterior Features	Lighting
Lot Description	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Landscaped, Many Trees, Pie Shaped Lot, Sloped Down, Treed
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 31st, 2024
Date Sold	September 7th, 2024
Days on Market	7
Zoning	R-2
HOA Fees	180.00
HOA Fees Freq.	MON

Listing Details

Listing Office	RE/MAX Landan Real Estate
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