

\$589,900 - 50 Evercreek Bluffs Place Sw, Calgary

MLS® #A2173353

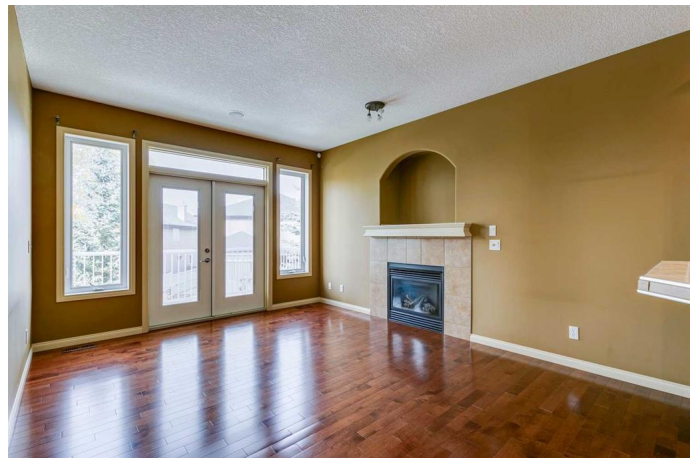
\$589,900

2 Bedroom, 3.00 Bathroom, 1,279 sqft

Residential on 0.11 Acres

Evergreen, Calgary, Alberta

IMMACULATELY MAINTAINED OPEN CONCEPT VILLA WITH OVER 2281 SQFT OF PROFESSIONAL DEVELOPMENT INCLUDING 2 BDRM + DEN, 2.5 BATHS, A WALK OUT BASEMENT, ATTACHED GARAGE, AFORDABLE CONDO FEES & MINUTES TO FISH CREEK PARK! Hardwood flooring, 9ft ceilings, oversized windows & California Custom shutters are some of the many upgraded features in this bright, sunny home. The main floor includes a den/TV room, a gourmet kitchen with stainless steel appliances, custom cabinetry, island with breakfast bar + huge pantry & is open to the great room with a cozy gas fireplace & double French doors that open onto the spacious balcony. The king-sized master bedroom features a spa-like en-suite with built-in storage, linen closet & oversized shower with bench, plus a good-sized walk-in closet. The main floor laundry room with built-in storage & a powder room complete this level. The walk-out level features a second bedroom, huge storage & a family room with a gas fireplace that opens up onto the patio & large private green space with a sunny North West exposure - perfect for entertaining family & friends! The attached garage & driveway ensure ample parking & is very convenient for those icy Alberta winters. This half duplex sits at the end of a quiet cul-de-sac with lots of convenient visitor parking. The complex itself boasts an incredibly friendly community of residents & pets are allowed with board



approval! Minutes from Costco, Spruce Meadows, the Shawnessy YMCA Center, Fish Creek, parks, playgrounds, walking paths, schools, shopping & the new Ring Road System!

Built in 2005

Essential Information

MLS® #	A2173353
Price	\$589,900
Sold Price	\$578,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,279
Acres	0.11
Year Built	2005
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Sold

Community Information

Address	50 Evercreek Bluffs Place Sw
Subdivision	Evergreen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 4Z8

Amenities

Amenities	Visitor Parking
Parking Spaces	2
Parking	Driveway, Front Drive, Garage Faces Front, Single Garage Attached

Interior

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, Closet
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	Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Great Room, Mantle, Tile
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony
Lot Description	Back Yard, Cul-De-Sac, Lawn, Landscaped, Street Lighting, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	October 16th, 2024
Date Sold	October 24th, 2024
Days on Market	8
Zoning	R-G
HOA Fees	0.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX Landan Real Estate
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