

\$1,345,000 - 2719 Evercreek Bluffs Way Sw, Calgary

MLS® #A2147345

\$1,345,000

5 Bedroom, 4.00 Bathroom, 3,314 sqft
Residential on 0.14 Acres

Evergreen, Calgary, Alberta

This exclusive custom-built Evercreek Bluffs Estates home is truly impressive with an extensive list of features and luxurious design elements spanning over 5000 square feet of living space on three levels. The interior design boasts custom crafted windows, Brazilian Cherry hardwood and marble floors, classic granite countertops, custom glass French doors, high quality Cherry wood cabinets and rod iron majestic spiral staircase. An elegant front entry with custom granite tile inlay opens to a 20 ft vaulted ceiling and leads to a beautiful formal dining room and lifestyle room. The spacious kitchen features solid cherry cabinetry, an electric cooktop, and stainless-steel appliances, including a built-in microwave and convection oven. A generous office with a 20 ft high ceiling and exceptional natural light makes working from home a pleasant experience. Next is the broad great room with oversized windows for an abundance of natural light and its open to above soaring ceilings as well as a cozy gas fireplace with mantle situated next to the generously sized kitchen eating area leading to an expansive main floor deck ideal to accommodate large gatherings. This home features three spacious bedrooms on the upper floor. The spacious master suite includes reading area, walk-in closet with custom cabinets, and a lovely ensuite featuring air bubble tub,



two vanities including separate makeup table and a frameless glass shower with marble tile. The kids' bedroom with built in closets sharing a full bath including one unique featured bedroom has its own private balcony with a view to the downstairs office. The lower-level walkout includes a three zone in floor heating system with 9 ft ceilings, two bedrooms, a full bathroom, spacious theatre room, games room, flex room for exercise, dance, or yoga. The walk-out level also features a magnificent room full of natural light with doors opening to the backyard with a beautifully landscaped vinyl fenced yard. For your family's comfort and ease of mind, this home also includes 2 furnaces, endless hot water supply by NTI Hydronic Heat boiler system along with 75-gals hot water storage tank, water softener, central air conditioning, sound/security system, central vacuum, a new roof completed in 2022 with transferrable warranty, and outdoor sprinkler control. Located in Calgary's prestigious community of Evercreek Estates, with no HOA fee, this South / West oriented home features plenty of natural light, walking paths and

a caring community with immediate access to Stoney Trail for quick access to downtown, University, heading out to the Mountains, MacLeod Trail, and Tsutina Costco. Five-minute walk to Dr Frieda Miller, Evergreen and Marsha Spring Schools. Less than 10-minute drive away are Shawnessy Bridlewood LRT Stations, public transport system, and a wide range of quality shops, restaurants, and other amenities. Only a few steps away you will find Fish Creek Park and trails, ideal for walking, running, and biking.

Built in 2005

Essential Information

MLS® #	A2147345
Price	\$1,345,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,314
Acres	0.14
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	2719 Evercreek Bluffs Way Sw
Subdivision	Evergreen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 4V7

Amenities

Parking Spaces	5
Parking	Triple Garage Attached
# of Garages	3

Interior

Interior Features	Bookcases, Built-in Features, Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, Vinyl Windows, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s)
Appliances	Central Air Conditioner, Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Microwave, Refrigerator, Range Hood, Washer, Window Coverings
Heating	Forced Air, Fireplace(s), In Floor, In Floor Roughed-In, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas, Living Room, Mantle, Marble
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Irregular Lot
Roof	Asphalt
Construction	Stone, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	July 7th, 2024
Days on Market	250
Zoning	R-1

Listing Details

Listing Office	Charles
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