



GRASSROOTS
REALTY GROUP

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42 Evercreek Bluffs Place SW
Calgary, Alberta

MLS # A2219571



\$649,900

Division:	Evergreen		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,169 sq.ft.	Age:	2005 (20 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Many Trees, Underground Sprinkler		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 230
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stucco	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this stunning semi-detached walkout bungalow located in the highly desirable community of Evergreen, just steps from Fish Creek Park, walking trails, and tranquil natural surroundings. This bright and inviting home offers a functional open-concept layout, perfect for everyday living and entertaining. The main level features hardwood floors, a cozy and stylish mantled gas fireplace, and a spacious living and dining area that connects seamlessly to the upgraded kitchen. Renovated with quartz countertops and custom cabinetry, the kitchen offers ample storage and timeless style. The laundry room is situated on the main level for your convenience, followed by a freshly updated powder room. Enjoy your morning coffee or evening unwind on the balcony, which overlooks a beautiful green space with mature trees, creating a peaceful and private outdoor setting. The primary bedroom provides a relaxing retreat, complete with a spa-inspired ensuite bathroom and walk-in closet. The south-facing orientation of the home fills the space with an abundance of natural light throughout the day. Downstairs, the fully finished walkout basement features two additional bedrooms, a spacious recreation area, and direct access to the backyard—ideal for guests, family, or entertaining. Situated in a quiet, friendly neighbourhood with quick access to major roads like Stoney and Macleod Trail, and just minutes from amenities including Costco, restaurants, schools, and transit, this home truly combines comfort, location, and lifestyle. Don't miss your chance to live in one of Calgary's most scenic and welcoming communities.