



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

2715 Evercreek Bluffs Way SW
Calgary, Alberta

MLS # A2287400



\$1,195,000

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,271 sq.ft.	Age:	2004 (22 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Corner Lot, Landscaped, Underground Sprinklers		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Pantry, Vaulted Ceiling(s), Vinyl Windows

Inclusions: Refrigerator, Stove (electric), Microwave/Hoodfan, Garburator, Dishwasher, Washer, Dryer, Central Vacuum System + All Attachments, Refrigerator (furnace room), Built-in Closets (basement), Doorbell Camera, Garage Door Opener + 2 Controls, Garage Cabinetry & Shelving, Gas Heater (garage), Shed (as-is condition), Sprinkler System (as-is, functioning last operation in 2024 & professionally winterized), Water Softener.

Prepare to be captivated by this stunning home that blends timeless elegance with quality craftsmanship in the sought-after Evercreek Bluffs community. Arriving here feels like a true escape from the city while still being minutes from the natural beauty of Fish Creek Provincial Park. This prestigious location offers the perfect balance of peaceful surroundings and convenient city living. Meticulously maintained, this home offers over 2,270 sqft above grade plus a fully developed walkout basement, totalling 4 bedrooms and 3.5 bathrooms. Thoughtful updates and functional design elevate the traditional floor plan into a modern family home. Expansive south-facing windows (majority recently upgraded to triple-pane) and soaring vaulted ceilings fill the home with abundant natural light. The formal living room sits to the left of the front entrance and flows seamlessly into the formal dining area, ideal for entertaining. At the back of the home lies the true heart of the space: warm and inviting family room featuring a cozy gas fireplace, bright dining nook, and well-appointed kitchen complete with an oversized island, granite countertops, quality oak cabinetry, and stainless steel appliances. Step outside to the south-facing deck, perfect for hosting family and friends or enjoying quiet evenings beneath the pergola. The main floor is completed by a versatile den/office, powder room and functional mudroom. Upstairs, the spacious primary retreat includes a cozy sitting area - perfect for relaxing with a favourite book - along with a spa-inspired ensuite featuring dual sinks, soaker tub, separate shower, and private water closet. The walk-in closet includes extensive built-in organizers. Two additional bedrooms are located on the opposite side of the upper level with 4-piece bathroom between the rooms. The walkout basement features in-floor heating within the concrete slab and offers an

oversized rec room ideal for movie nights and games, an additional bedroom, gym/hobby room, and a beautifully designed laundry space. Car enthusiasts and families alike will appreciate the oversized triple garage (accommodates larger vehicles too), complete with epoxy flooring, abundant storage cabinetry, and gas heater (2024). Recent mechanical and exterior upgrades include: rebuilt composite deck, acrylic stucco paint, triple-pane windows. Situated on a large corner lot without the burden of extra sidewalks, the property offers ample outdoor space for family enjoyment. Located in desirable Evergreen Estates with nature just steps away, enjoy year-round outdoor activities including cycling, walking trails, wildlife sightings, and even the occasional northern lights display. An exceptional opportunity to move into a truly family-focused community and a place you'll be proud to call home.