



**95 Evercreek Bluffs Road SW
Calgary, Alberta**

MLS # A2151094



\$974,900

Division:	Evergreen		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,709 sq.ft.	Age:	2003 (21 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Garden, Landscaped, Underground Sprinklers		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Central Vacuum, Granite Counters, No Animal Home, No Smoking Home, Pantry, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: Wine fridge in the downstairs bar, Alarm system,

Step into this meticulously maintained home flooded with natural light from 3 expansive skylights. The formal dining room sets the stage for memorable gatherings with loved ones and is connected to the kitchen through a pocket door. The well-appointed kitchen features stainless steel appliances that are just over a year old, granite counters, ceiling-height cabinets, and a captivating skylight overhead. Adjacent to the kitchen, a cozy dining nook beckons for relaxed meals, complemented by a triple-sided gas fireplace that seamlessly connects to the inviting living room. Retreat to the master bedroom, complete with a luxurious 5-piece ensuite offering a soaker tub, dual sinks, and a sleek stand-up glass shower. On the main floor, discover a versatile bonus room showcasing an impressive bonus room that is currently being used as a home office. A convenient laundry room, enhanced with additional storage, leads to the double attached garage that is fully insulated, drywalled, and painted ensuring functionality meets convenience. Descend to the fully finished basement, where a thoughtfully designed space awaits. Here, two generously sized bedrooms feature walk-in closets, accompanied by a full 4-piece bathroom. Ample storage abounds in the basement, complete with a full bar including a fridge and ample space to entertain and host gatherings. A built-in desk is perfect for a home office as the basement features 9' ceilings and large sunshine basement windows. Step outside to the beautifully landscaped backyard, where you can escape in your own tranquillity. This south-facing backyard is the perfect place to relax and unwind. This home has been cared for deeply and presents a rare find in today's market. Don't miss the opportunity to live in the sought-after area of Evercreek Bluffs!