



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

MLS # A2151189



\$965,000

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,625 sq.ft.	Age:	2003 (21 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard		

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:	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Walk-In Closet(s)		

Inclusions: N/A

Experience the serenity of a massive pie-shaped, private backyard, encircled by mature Aspens and directly connected to an extension leading to Fish Creek Park. This backyard is a year-round haven for wildlife enthusiasts. The oversized deck offers the perfect setting for entertaining family and friends. Step inside to a grand entranceway adorned with gleaming hardwood flooring and soaring 9' ceilings. The elegant, open-concept main floor includes a breakfast nook, formal dining room, office, living room, great room, and a laundry room equipped with a sink and a brand-new washer/dryer set. The spacious office can easily be converted into a sixth bedroom if needed. The kitchen is a chef's delight, featuring a central island with oversized drawers, stainless steel appliances including a 5-burner gas range, a garbage disposal, and a pantry. The upper floor boasts a rare four-bedroom layout, a 4-piece bath, and a bonus room that opens onto a west-facing balcony, perfect for enjoying stunning sunsets. The master retreat offers a lavish 5-piece ensuite with dual sinks, a water closet, a jetted tub, a separate shower, and a walk-in closet. The professionally developed basement, finished by the builder, includes a 4-piece bath, a games room, a family room, a fifth bedroom, and ample storage space. Additional features include a newer hot water tank, a stone/stucco exterior, central air conditioning, and a water softener. The double attached garage is oversized, fully insulated, and heated measuring 22' x 22'. A new roof will be installed in August 2024.