



11 Evercreek Bluffs Road Calgary Alberta

\$949,900

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 shingles were installed in August 2024. (id:6769)

Recreational, Games room 3.28 M x 6.10 M

4pc Bathroom 1.50 M x 2.72 M

Bedroom 2.97 M x 3.81 M

Other 1.68 M x 1.98 M

Breakfast 2.97 M x 3.05 M

Family room 4.14 M x 4.27 M

Office 3.38 M x 3.48 M

Kitchen 3.20 M x 4.27 M

Dining room 2.67 M x 3.91 M

Laundry room 1.85 M x 2.57 M

2pc Bathroom 1.50 M x 1.50 M

Primary Bedroom 3.51 M x 4.83 M

Bedroom 3.48 M x 3.76 M

Bonus Room 2.29 M x 5.41 M

4pc Bathroom 1.47 M x 2.46 M

Bedroom 3.38 M x 4.06 M

Bedroom 3.15 M x 3.35 M

5pc Bathroom 3.33 M x 4.17 M

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:
eXp Realty

<http://www.neillauzon.com/>



See

Mirror

100, 707-10 AVE. SW , Calgary, AB,
T2R 0B3

Phone: 403-969-0267
arobinson@cirrealty.ca

