



## 91 Evercreek Bluffs Place Calgary Alberta

\$539,900

OPEN HOUSE on SATURDAY, OCTOBER 14 from 1:00- 4:00. Welcome to the Villas of Evercreek Bluffs in the desirable family friendly area of Evergreen. This immaculate bungalow style villa boasts soaring 9 foot ceilings that includes an open floor plan with large windows and natural light flowing throughout. There is brand new vinyl plank flooring on the main level. Features include an open kitchen with an island and breakfast bar as well as a private dining room. The kitchen has ample cupboard space and a pantry. Enjoy your gas fireplace in the living room on cool days and your spacious balcony off the living room on warm days. French doors leading from the dining room lead to a sunny room that can be used as an office or den and could easily be converted to a bedroom. The primary bedroom is spacious with a walk-in closet and includes a full ensuite bath with a large soaker tub and separate shower. The laundry room is conveniently located on the main floor. The lower level is fully finished with 9 foot ceilings and large windows that includes a bedroom with a walk-in closet and an ensuite bathroom. The bedroom is presently being used as an office. There is a huge recreational/ games room. A portion of this room has been sectioned off and is currently being used as a theater room, perfect for the movie enthusiast . Another portion of this huge space is being used as a sleeping area. A second bedroom could easily be added simply by adding a wall. This unit has a single attached garage with an additional driveway spot as well as visitor parking. The yard is beautifully landscaped with trees in both the front and back .This property is in a great location close to Fish Creek Park ,schools and shopping. Close to Stoney Trail with easy access to the mountains and minutes to downtown and all areas of the city. Low condo fees include grass mowing and snow removal so you ...

4pc Bathroom 8.42 Ft x 8.00 Ft

Bedroom 11.92 Ft x 13.25 Ft

Other 8.08 Ft x 6.67 Ft

Recreational, Games room 40.83 Ft x 10.92 Ft

Media 14.08 Ft x 8.67 Ft

Living room 11.92 Ft x 14.83 Ft

Dining room 8.50 Ft x 11.17 Ft

Den 9.92 Ft x 12.42 Ft

Laundry room 11.58 Ft x 5.83 Ft

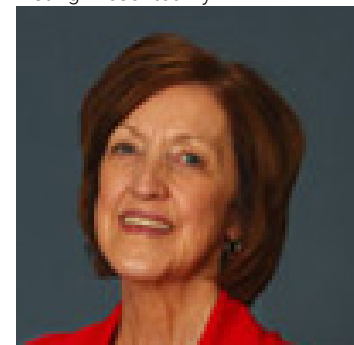
Bedroom 16.00 Ft x 11.83 Ft

Other 8.50 Ft x 7.08 Ft

4pc Bathroom 8.25 Ft x 9.25 Ft

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Listing Presented By:



Originally Listed by:  
RE/MAX COMPLETE REALTY



CIR

REALTY

149 West Lakeview Point , Calgary, AB,

Phone: 403-585-5270  
cawarawa@shaw.ca

Kitchen 10.92 Ft x 9.92 Ft

2pc Bathroom 8.25 Ft x 2.92 Ft