



11 Evercreek Bluffs Road Calgary Alberta

\$965,000

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. (id:6769)

Listing Presented By:



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Bedroom 9.75 Ft x 12.50 Ft
 Recreational, Games room 10.75 Ft x 20.00 Ft
 4pc Bathroom 4.92 Ft x 8.92 Ft
 Other 5.50 Ft x 6.50 Ft
 Kitchen 10.50 Ft x 14.00 Ft
 Breakfast 9.75 Ft x 10.00 Ft
 Dining room 8.75 Ft x 12.83 Ft
 Family room 13.58 Ft x 14.00 Ft
 Living room 10.92 Ft x 13.75 Ft

Laundry room 6.08 Ft x 8.42 Ft
 2pc Bathroom 4.92 Ft x 4.92 Ft
 Primary Bedroom 11.50 Ft x 15.83 Ft
 Bedroom 11.08 Ft x 13.33 Ft
 Bedroom 11.42 Ft x 12.33 Ft
 Bedroom 10.33 Ft x 11.00 Ft
 Bonus Room 7.50 Ft x 17.75 Ft
 4pc Bathroom 4.83 Ft x 8.08 Ft
 5pc Bathroom 10.92 Ft x 13.67 Ft

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