



2715 Evercreek Bluffs Way Calgary Alberta

\$1,195,000

Prepare to be captivated by this stunning home that blends timeless elegance with quality craftsmanship in the sought-after Evercreek Bluffs community. Arriving here feels like a true escape from the city while still being minutes from the natural beauty of Fish Creek Provincial Park. This prestigious location offers the perfect balance of peaceful surroundings and convenient city living. Meticulously maintained, this home offers over 2,270 sqft above grade plus a fully developed walkout basement, totalling 3,600 sqft including 5 bedrooms and 3.5 bathrooms. Thoughtful updates and functional design elevate the traditional floor plan into a modern family home. Expansive south-facing windows (majority recently upgraded to triple-pane) and soaring vaulted ceilings fill the home with abundant natural light. The formal living room sits to the left of the front entrance and flows seamlessly into the formal dining area, ideal for entertaining. At the back of the home lies the true heart of the space: warm and inviting family room featuring a cozy gas fireplace, bright dining nook, and well-appointed kitchen complete with an oversized island, granite countertops, quality oak cabinetry, and stainless steel appliances. Step outside to the south-facing deck, perfect for hosting family and friends or enjoying quiet evenings beneath the pergola. The main floor is completed by a versatile bedroom/office, powder room and functional mudroom. Upstairs, the spacious primary retreat includes a cozy sitting area - perfect for relaxing with a favourite book - along with a spa-inspired ensuite featuring dual sinks, soaker tub, separate shower, and private water closet. The walk-in closet includes extensive built-in organizers. Two additional bedrooms are located on the opposite side of the upper level with 4-piece bathroom between the rooms. The walkout basement features in-floor heating...

Primary Bedroom 20.17 Ft x 14.00 Ft
5pc Bathroom 16.25 Ft x 10.17 Ft
Bedroom 10.92 Ft x 9.83 Ft
Bedroom 12.75 Ft x 10.92 Ft
4pc Bathroom 6.33 Ft x 9.67 Ft
Recreational, Games room 20.00 Ft x 31.50 Ft

Laundry room 7.75 Ft x 12.00 Ft
Living room 12.42 Ft x 9.92 Ft
Dining room 10.58 Ft x 11.58 Ft
Other 22.25 Ft x 21.83 Ft
Family room 15.00 Ft x 14.00 Ft
Bedroom 9.92 Ft x 11.42 Ft

Listing Presented By:



Originally Listed by:
Century 21 Masters

<https://kristabortoluzzi.com/>

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Exercise room 8.92 Ft x 11.08 Ft

Bedroom 10.75 Ft x 9.67 Ft

3pc Bathroom 6.33 Ft x 9.33 Ft

2pc Bathroom 4.75 Ft x 4.50 Ft

Other 8.83 Ft x 5.75 Ft