



THE
A-TEAM

**RE/MAX
FIRST**

2719 EVERCREEK BLUFFS Way, Calgary T2Y 4V7

MLS®#: **A2147345** Area: **Evergreen** Listing **07/07/24** List Price: **\$1,395,000**
 Status: **Active** County: **Calgary** Change: **-\$55k, 18-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **2005** Abv Sqft: **3,314**
 Lot Information Low Sqft:
 Lot Sz Ar: **6,135 sqft** Ttl Sqft: **3,314**
 Lot Shape:

DOM

167
Layout
 Beds: **5 (3 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **5**
 Garage Sz: **3**

Access:
 Lot Feat: **Irregular Lot**
 Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt** Construction: **Stone, Stucco**
 Heating: **In Floor, In Floor Roughed-In, Fireplace(s), Forced Air, Natural Gas** Flooring: **Ceramic Tile, Hardwood, Marble**
 Sewer: Water Source:
 Ext Feat: **Private Entrance, Private Yard** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings**
 Int Feat: **Bookcases, Built-in Features, Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	12`0" x 10`0"	Living Room	Main	19`1" x 16`3"
Kitchen	Main	14`0" x 10`11"	Kitchen With Eating Area	Main	14`3" x 9`8"
Flex Space	Main	13`2" x 11`11"	Den	Main	17`6" x 9`11"
Laundry	Main	7`11" x 5`11"	Mud Room	Main	5`11" x 5`2"
2pc Bathroom	Main		Bedroom - Primary	Second	19`6" x 13`11"
Bedroom	Second	14`2" x 12`0"	Bedroom	Second	14`7" x 10`7"
5pc Ensuite bath	Second		4pc Bathroom	Second	

Walk-In Closet	Second	9`5" x 9`3"	Media Room	Lower	14`6" x 14`6"
Play Room	Lower	18`0" x 16`3"	Game Room	Lower	13`10" x 12`11"
Bedroom	Lower	13`8" x 11`5"	Bedroom	Lower	14`6" x 11`5"
Flex Space	Lower	13`10" x 11`2"	3pc Bathroom	Lower	

Legal/Tax/Financial

Title:
Fee Simple
 Legal Desc: **0313406**

Zoning:
R-1

Remarks

Pub Rmks: **This exclusive custom-built Evercreek Bluffs Estates home is truly impressive with an extensive list of features and luxurious design elements spanning over 5000 square feet of living space on three levels. The interior design boasts custom crafted windows, Brazilian Cherry hardwood and marble floors, classic granite countertops, custom glass French doors, high quality Cherry wood cabinets and rod iron majestic spiral staircase. An elegant front entry with custom granite tile inlay opens to a 20 ft vaulted ceiling and leads to a beautiful formal dining room and lifestyle room. The spacious kitchen features solid cherry cabinetry, an electric cooktop, and stainless-steel appliances, including a built-in microwave and convection oven. A generous office with a 20 ft high ceiling and exceptional natural light makes working from home a pleasant experience. Next is the broad great room with oversized windows for an abundance of natural light and its open to above soaring ceilings as well as a cozy gas fireplace with mantle situated next to the generously sized kitchen eating area leading to an expansive main floor deck ideal to accommodate large gatherings. This home features three spacious bedrooms on the upper floor. The spacious master suite includes reading area, walk-in closet with custom cabinets, and a lovely ensuite featuring air bubble tub, two vanities including separate makeup table and a frameless glass shower with marble tile. The kids' bedroom with built in closets sharing a full bath including one unique featured bedroom has its own private balcony with a view to the downstairs office. The lower-level walkout includes a three zone in floor heating system with 9 ft ceilings, two bedrooms, a full bathroom, spacious theatre room, games room, flex room for exercise, dance, or yoga. The walk-out level also features a magnificent room full of natural light with doors opening to the backyard with a beautifully landscaped vinyl fenced yard. For your family's comfort and ease of mind, this home also includes 2 furnaces, endless hot water supply by NTI Hydronic Heat boiler system along with 75-gals hot water storage tank, water softener, central air conditioning, sound/security system, central vacuum, a new roof completed in 2022 with transferrable warranty, and outdoor sprinkler control. Located in Calgaryss prestigious community of Evercreek Estates, with no HOA fee, this South / West oriented home features plenty of natural light, walking paths and a caring community with immediate access to Stoney Trail for quick access to downtown, University, heading out to the Mountains, MacLeod Trail, and Tsuut'ina Costco. Five-minute walk to Dr Frieda Miller, Evergreen and Marsha Spring Schools. Less than 10-minute drive away are Shawnessy Bridlewood LRT Stations, public transport system, and a wide range of quality shops, restaurants, and other amenities. Only a few steps away you will find Fish Creek Park and trails, ideal for walking, running, and biking.**

Inclusions:
 Property Listed By: **Charles**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











