



THE
A-TEAM

**RE/MAX
FIRST**

11 EVERCREEK BLUFFS Road, Calgary T2Y 4P4

MLS®#: **A2169156**

Area: **Evergreen**

Listing Date: **09/27/24**

List Price: **\$949,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2003**

Lot Information

Lot Sz Ar: **693 sqft**
Lot Shape:

Access:

Lot Feat: **Back Yard**
Park Feat: **Double Garage Attached**

DOM

21
Layout
Beds: **5 (4 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **BBQ gas line**

Construction: **Stone,Stucco,Wood Frame**
Flooring: **Carpet,Hardwood,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Garage Control(s),Garburator,Gas Stove,Microwave,Range Hood,Refrigerator,Water Softener,Window Coverings**
Int Feat: **Built-in Features,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Pantry,Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	5`6" x 6`6"	Breakfast Nook	Main	9`9" x 10`0"
Family Room	Main	13`7" x 14`0"	Office	Main	11`1" x 11`5"
Bedroom - Primary	Upper	11`6" x 15`10"	Bedroom	Upper	11`5" x 12`4"
Bonus Room	Upper	7`6" x 17`9"	Game Room	Basement	10`9" x 20`0"
4pc Bathroom	Upper	4`10" x 8`1"	4pc Bathroom	Basement	4`11" x 8`11"
Kitchen	Main	10`6" x 14`0"	Dining Room	Main	8`9" x 12`10"
Living Room	Main	10`11" x 13`9"	Laundry	Main	6`1" x 8`5"

Bedroom
Bedroom
5pc Ensuite bath

Upper
Basement
Upper

11`1" x 13`4"
9`9" x 12`6"
10`11" x 13`8"

Bedroom
2pc Bathroom

Upper
Main

10`4" x 11`0"
4`11" x 4`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0214358

Zoning:
R-G

Remarks

Pub Rmks:

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.

Inclusions:
Property Listed By:

N/A
eXp Realty

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