



THE A-TEAM

RE/MAX FIRST

50 EVERCREEK BLUFFS Place, Calgary T2Y 4Z8

MLS #: A2173353 Area: Evergreen Listing: 10/16/24 List Price: \$589,900
Status: Pending County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential Duplex
Sub Type: Semi Detached (Half Duplex)
City/Town: Calgary
Year Built: 2005
Lot Information
Lot Sz Ar: 4,886 sqft
Lot Shape:

DOM

6
Layout
Beds: 2 (1 1)
Baths: 2.5 (2 1)
Style: Bungalow, Side by Side

Parking

Ttl Park: 2
Garage Sz: 1

Access:
Lot Feat: Back Yard, Cul-De-Sac, Lawn, Landscaped, Street Lighting, Pie Shaped Lot
Park Feat: Driveway, Front Drive, Garage Faces Front, Single Garage Attached

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air
Sewer:
Ext Feat: Balcony
Construction: Stucco
Flooring: Carpet, Hardwood, Tile
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Int Feat: Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Kitchen, Dining Room, Den, Family Room, etc.

Condo Fee:
\$230

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R-G

Legal Desc: **0414106**

Remarks

Pub Rmks: **IMMACULATELY MAINTAINED OPEN CONCEPT VILLA WITH OVER 2281 SQFT OF PROFESSIONAL DEVELOPMENT INCLUDING 2 BDRM + DEN, 2.5 BATHS, A WALK OUT BASEMENT, ATTACHED GARAGE, AFORDABLE CONDO FEES & MINUTES TO FISH CREEK PARK! Hardwood flooring, 9ft ceilings, oversized windows & California Custom shutters are some of the many upgraded features in this bright, sunny home. The main floor includes a den/TV room, a gourmet kitchen with stainless steel appliances, custom cabinetry, island with breakfast bar + huge pantry & is open to the great room with a cozy gas fireplace & double French doors that open onto the spacious balcony. The king-sized master bedroom features a spa-like en-suite with built-in storage, linen closet & oversized shower with bench, plus a good-sized walk-in closet. The main floor laundry room with built-in storage & a powder room complete this level. The walk-out level features a second bedroom, huge storage & a family room with a gas fireplace that opens up onto the patio & large private green space with a sunny North West exposure - perfect for entertaining family & friends! The attached garage & driveway ensure ample parking & is very convenient for those icy Alberta winters. This half duplex sits at the end of a quiet cul-de-sac with lots of convenient visitor parking. The complex itself boasts an incredibly friendly community of residents & pets are allowed with board approval! Minutes from Costco, Spruce Meadows, the Shawnessy YMCA Center, Fish Creek, parks, playgrounds, walking paths, schools, shopping & the new Ring Road System!**

Inclusions: **Freezer on the lower level**
Property Listed By: **RE/MAX Landan Real Estate**

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











