



THE
A-TEAM

**RE/MAX
FIRST**

11 EVERCREEK BLUFFS Road, Calgary T2Y 4P4

MLS®#: **A2179024**

Area: **Evergreen**

Listing Date: **11/14/24**

List Price: **\$918,000**

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: **7,470 sqft**
Lot Shape:

Access:

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

DOM

7

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,Natural Gas**
Sewer:
Ext Feat: **Playground**

Construction: **Stucco**
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: **Bookcases,Built-in Features,Ceiling Fan(s),Double Vanity,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Pantry,Storage,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
Family Room	Main	13`10" x 13`7"
Dining Room	Main	12`10" x 8`6"
Office	Main	11`4" x 11`0"
Laundry	Main	8`5" x 8`4"
Bedroom	Second	13`3" x 13`3"
Bedroom	Second	11`8" x 11`1"

Room	Level	Dimensions
Living Room	Main	12`6" x 13`11"
Kitchen With Eating Area	Main	19`4" x 17`4"
2pc Bathroom	Main	0`0" x 0`0"
Bedroom - Primary	Second	17`7" x 15`10"
Bedroom	Second	12`3" x 11`4"
Walk-In Closet	Second	9`4" x 4`11"

5pc Ensuite bath
 Bonus Room
 Game Room
 4pc Ensuite bath

Second
 Second
 Basement
 Basement

0`0" x 0`0"
 13`6" x 7`6"
 31`9" x 16`11"
 0`0" x 0`0"

4pc Bathroom
 Bedroom
 Furnace/Utility Room

Second
 Basement
 Basement

0`0" x 0`0"
 12`5" x 9`9"
 20`3" x 10`8"

Legal/Tax/Financial

Title:
Fee Simple
 Legal Desc:

0214358

Zoning:
R-G

Remarks

Pub Rmks:

OPEN HOUSE SAT NOV 23 - 12-2 PM --- This extraordinary home offers the perfect blend of luxury, comfort, and natural beauty, nestled in a prime location with a private, pie-shaped backyard that opens directly onto an extension to the scenic Fish Creek Park. Surrounded by mature Aspen, this backyard is a peaceful retreat where you can enjoy visits from local wildlife year-round. An oversized deck provides an inviting space for gatherings with family and friends, while a West-facing balcony off the bonus room promises breathtaking sunset views. Inside, elegance abounds with a grand entrance featuring gleaming hardwood floors and soaring ceilings. The spacious, open-concept main floor seamlessly blends a cozy breakfast nook, formal dining room, and inviting living spaces, including a great room - ideal for both everyday living and entertaining. A versatile office, which can easily be converted into a sixth bedroom, and a well-appointed laundry room with a brand-new washer and dryer round out the main floor. At the heart of this level is a chef's kitchen featuring a central island with oversized drawers, granite counters, premium stainless-steel appliances including a 5-burner gas range, a garburator, and a walk-in pantry. Upstairs, you'll find a rare four-bedroom layout, complemented by a versatile bonus room that opens onto the west-facing balcony. The master retreat is a sanctuary of luxury with a spa-like ensuite featuring dual sinks, a separate water closet, a jetted tub, a separate shower, and a large walk-in closet. The basement, professionally finished by the builder, includes a fifth bedroom, a 4-piece bath, a games room/2nd family room—perfect for family nights or additional entertaining space. Every detail of this home exudes quality, from the stone and stucco exterior to the double attached garage, fully insulated, heated, and oversized for extra storage. Additional features include central air conditioning, a water softener, and a brand-new washer/dryer set and stainless steel refrigerator(2024). With a recently installed hot water tank (2022) and a new roof (August 2024), this meticulously cared-for home, is truly move-in ready! Less than a 2-minute walk to Fish Creek Provincial Park, a 10-minute drive to the LRT line (Fish Creek station) for easy trips to work downtown, 2 mins away from the new Stoney Trail (ring road), so you can be in the mountains in under an hour and at major shopping in 5 minutes. Easy access to all major routes, transit, excellent schools, shopping, walking/cycling paths & all other amenities. Look no further, this home provides you with the practical and functional lifestyle you have been waiting for!

Inclusions:
 Property Listed By:

N/A
Royal LePage Benchmark

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











