2516 EVERCREEK BLUFFS Way, Calgary T2Y 4P5

MLS®#:	**A2199847**	Area:	**Evergreen**	Listing Date:	**03/12/25**	List Price: **$1,425,000**
Status:	**Pending**	County:	**Calgary**	Change:	**None**	Association: **Fort McMurray**

General Information
Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2005**

Lot Information
Lot Sz Ar: **6,479 sqft**
Lot Shape:

Access:
Lot Feat: **Back Yard,Backs on to Park/Green Space,Environmental Reserve,Front Yard,Landscaped,Lawn,Low Maintenance Landscape,No Neighbours Behind**
Park Feat: **Heated Garage,Oversized,Triple Garage Attached**

Finished Floor Area
Abv Sqft: **1,850**
Low Sqft:
Ttl Sqft: **1,850**

DOM **3**

Layout
Beds: **3 (1 2)**
Baths: **2.5 (2 1)**
Style: **Bungalow**

Parking
Ttl Park: **6**
Garage Sz: **3**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

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

Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Bookcases,Breakfast Bar,Built-in Features,Ceiling Fan(s),Closet Organizers,Crown Molding,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting,Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	**Main**	**12`8" x 16`11"**	**Bedroom**	**Lower**	**14`7" x 16`9"**
Bedroom	**Lower**	**14`6" x 12`0"**	**5pc Ensuite bath**	**Main**	
3pc Bathroom	**Lower**		**2pc Bathroom**	**Main**	

Legal/Tax/Financial

Title:		Zoning:
Fee Simple		**R-G**
Legal Desc:	**0214358**	

Remarks

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Pub Rmks:	**Open House Cancelled | Surrounded by nature and backing onto the world class Fish Creek Park, this timeless, executive bungalow will be everything you want and need as you settle into the next chapter. The yard is an absolute oasis with no path behind, the space will be yours to enjoy, and of course if you want to join the walkers, joggers, and cyclists, the pathway system is just out your back gate! Featuring nearly 3200 sq ft of living space including a walk-out basement with in-floor heating, slab heated triple attached garage, gorgeous primary bedroom with 5-pc ensuite and walkthrough closet, main floor office, gym/rec room & more! The luxurious finishing throughout includes a custom fireplace, cabinets, built-ins, 9- & 10-foot ceilings, travertine marble tile, and loads of storage space. The basement bedrooms are perfect as additional offices or guest bedrooms, and we would welcome you to visit the last picture on the listing for a full list of updates and features. There aren't any more houses to build on Fish Creek, which makes them even harder to get. Thanks for checking out the listing, book a showing and bring your walking shoes or your bike so you can see the house and explore the park while you're here!**
Inclusions:	**Art pieces that are custom fit to wall notch at front hall**
Property Listed By:	**RE/MAX Landan Real Estate**
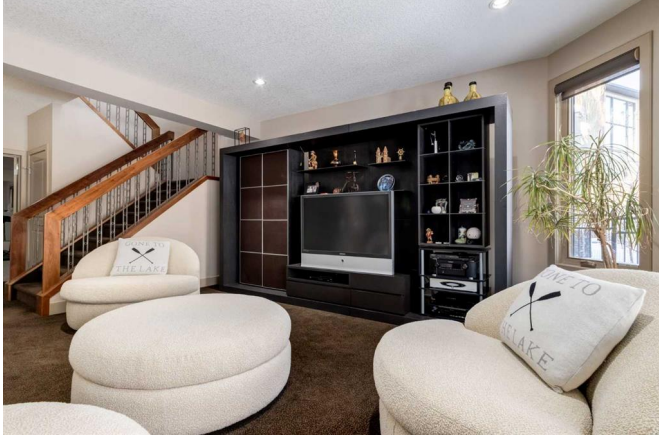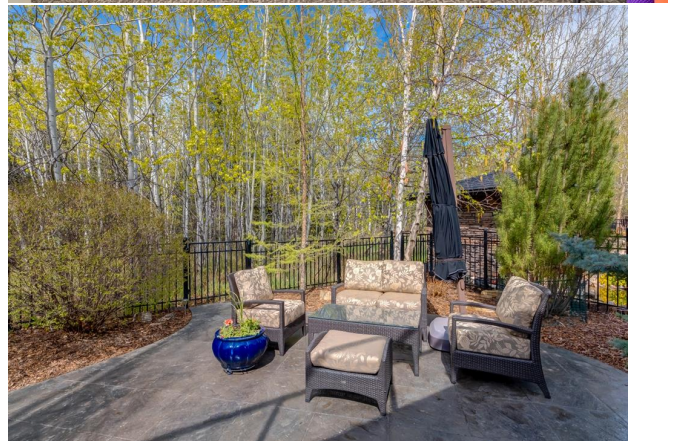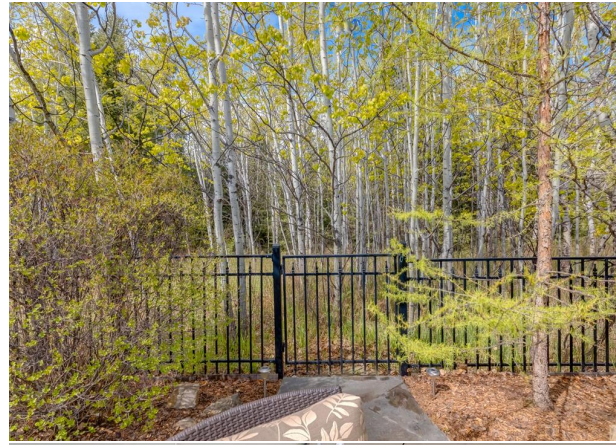
Main Floor

Basement

2516 Evercreek Bluffs Way SW

~ Backing Onto Fish Creek Park
~ No Busy Path Behind House
~ 3186ft2 Total Developed Living Space
~ Executive Walkout Bungalow | Private Yard
~ 3 Bedrooms | 2.5 Bathrooms | Office | Gym
~ Triple Attached Garage w/Radiant Heated Floors
~ Radiant Slab Heated Basement Floors (Boiler recently serviced with a new valve installed)
~ New Hot Water Tank (2022)
~ Bosch Dishwasher (2025) | New Hot Water Tank (2023)
~ Travertine Tile Resealed and Polished (2022)
~ Refurbished Gas Fireplace (2024)
~ Asphalt Roof (2018)
~ Exterior Paint (2018)
~ Duradek (2016)
~ New Boiler and Drains For In-Floor Heat (2015)
~ All Carpet Throughout (2014)
~ Concrete Patio (2010)
~ Epoxy Floor In Garage (2009)
~ Direct Access To Paved Paths & Trail System
~ Amazing Neighbours On All Sides