

\$975,000 - 2621 Evercreek Bluffs Way Southwest, Calgary

MLS® #A2031116

\$975,000

2 Bedroom, 4 Bathroom, 2,571 sqft
Residential on 0.14 Acres

Evergreen, Calgary, Alberta

Welcome to a truly exceptional executive home, located in the highly coveted Evercreek Estates on one of its most prestigious streets. This stunning gem of a property offers over 3500 sq/ft of luxurious living space, featuring a TRIPLE ATTACHED GARAGE, fully finished basement, an OPTIONAL FURNITURE PACKAGE, and an array of upgrades that are sure to impress. As you step through the front doors, you'll be greeted by an open-to-below foyer, complete with gleaming BRAZILIAN TIGERWOOD HARDWOOD floors and warm, welcoming colors throughout. The floorplan has been thoughtfully designed to seamlessly tie the kitchen, living, and formal dining areas together, creating the perfect space for entertaining. The gourmet kitchen boasts custom ALDER WOOD cabinetry, granite counters, a good-sized island, and a butler's pantry. Just off the kitchen, you'll find a cozy dining area with easy access to the covered and private back deck. One of the main highlights of this stunning home is the exquisite great room, featuring 20-foot-tall open-to-below ceilings, floor-to-ceiling windows, and one of three custom WATER WALL FOUNTAINS that create a feeling of peace and relaxation. The windows are upgraded with LOW-E GLASS for maximum heat efficiency, reflecting the sun's rays during the summer months to keep the home cool. The great room also features a two-sided GAS FIREPLACE that connects to the spacious home office, complete with gorgeous French



doors and a detailed tray ceiling. Upstairs, a large custom bonus room awaits you, equipped with beautiful wood cabinetry and a high-end sound system - the perfect setting for movie nights or sports enthusiasts. Just down the hall, you'll find the indulgent primary bedroom, boasting an abundance of windows and natural light. The spa-like ensuite features a DUAL VANITY with granite countertops, a walk-in glass shower, large BAIN ULTRA jetted soaker tub and glistening tiling. The walk-in closet is equipped with built-in custom cabinetry and ample space for all your storage needs. This level is finished with a skylight-lit 4-piece bath and a spacious laundry room. The fully finished basement offers an exceptionally large entertaining space, complete with a bedroom and 4-piece bath. As you step into the backyard, you'll find yourself transported to a private oasis. Backing directly onto walking paths that lead into Fish Creek Park, is a unique feature that few homes have allowing you to effortlessly escape into the heart of nature. The covered patio offers ample space for entertaining and is outfitted with a HOT TUB to help you unwind and relax! If you're an outdoor enthusiast, you'll be thrilled to know that Fish Creek Park, one of the largest urban parks in Canada, is just footsteps away. With endless paved walking and biking pathways, you can explore the stunning natural surroundings and breathe in the fresh air. The pride of ownership is evident throughout every inch of this home, with impeccable attention to detail.

Built in 2005

Essential Information

MLS® #	A2031116
Price	\$975,000
Sold Price	\$960,000

Date Sold	March 30th, 2023
Bedrooms	2
Full Baths	3
Half Baths	1
Square Footage	2,571
Lot SQFT	6,146
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	2621 Evercreek Bluffs Way Southwest
Subdivision	Evergreen
City	Calgary
Province	Alberta
Postal Code	T2Y4P5

Amenities

Amenities	None
Parking Spaces	6
Parking	Triple Garage Attached

Interior

Goods Included	Built-in Features, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Skylight(s), Soaking Tub, Tray Ceiling(s), Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound
Appliances	Bar Fridge, Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Double Sided, Gas, Great Room
Basement Development	Finished, Full
Basement Type	Finished, Full

Flooring Carpet, Ceramic Tile, Hardwood, Linoleum

Exterior

Exterior Features Barbecue, Garden, Lighting

Lot Description Back Yard, Backs on to Park/Green Space, Front Yard, Lawn, Garden, Landscaped, Street Lighting, Underground Sprinklers

Roof Asphalt

Construction Brick, Stucco, Wood Frame

Foundation Poured Concrete

Front Exposure N

Frontage Metres 15.40M 50`6"

Site Influence Back Yard, Backs on to Park/Green Space, Front Yard, Lawn, Garden, Landscaped, Street Lighting, Underground Sprinklers

Additional Information

Zoning R-1

HOA Fees 0.00

HOA Fees Freq. ANN

Listing Details

Listing Office RE/MAX FIRST

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Listing information last updated on January 18th, 2025 at 7:05am MST