# \$1,425,000 - 2516 Evercreek Bluffs Way Sw, Calgary

MLS® #A2199847

\$1,425,000

3 Bedroom, 3.00 Bathroom, 1,850 sqft Residential on 0.15 Acres

Evergreen, Calgary, Alberta

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!







Built in 2005

## **Essential Information**

MLS® #

A2199847

Price \$1,425,000

Bedrooms 3

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 1,850 Acres 0.15

Year Built 2005

Type Residential

Sub-Type Detached
Style Bungalow

Status Active

## **Community Information**

Address 2516 Evercreek Bluffs Way Sw

Subdivision Evergreen

City Calgary
County Calgary
Province Alberta

Postal Code T2Y 4P5

#### **Amenities**

Parking Spaces 6

Parking Heated Garage, Oversized, Triple Garage Attached

# of Garages 3

#### Interior

Interior Features 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)

Appliances Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage

Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator,

Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Family Room, Gas

Has Basement Yes

Basement Finished, Full, Walk-Out

#### **Exterior**

Exterior Features Private Yard

Lot Description Back Yard, Backs on to Park/Green Space, Environmental Reserve,

Front Yard, Landscaped, Lawn, Low Maintenance Landscape, No.

**Neighbours Behind** 

Roof Asphalt Shingle

Construction Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed March 12th, 2025

Zoning R-G

# **Listing Details**

Listing Office RE/MAX Landan Real Estate

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