



GRASSROOTS

REALTY GROUP

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**2626 Evercreek Bluffs Way SW
Calgary, Alberta**

MLS # A2304357



\$1,750,000

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,445 sq.ft.	Age:	2006 (20 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Environ		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Recessed Lighting, Skylight(s), Storage, Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: Book Shelf in Basement with Ladder.

Set against the breathtaking natural backdrop of Fish Creek Provincial Park, this exceptional estate home by Taradar Fine Homes offers nearly 5,000 square feet of exquisitely crafted living space, blending timeless elegance with modern luxury. The grand front entrance welcomes you with a sweeping curved staircase and soaring 10-foot ceilings, setting the tone for the meticulous attention to detail found throughout. The main level features rich hardwood flooring, custom built-ins and refined travertine tiles, complemented by impressive 8-foot solid wood core doors. The formal dining room is a true showpiece, highlighted by intricately designed coffered ceilings with recessed lighting that elevates every formal gathering. At the heart of the home lies a dream kitchen—thoughtfully designed with an abundance of cabinetry, a massive central island, thick solarius granite countertops, and a fully equipped butler’s pantry, making it perfect for both everyday living and entertaining. The adjacent living room is warm and inviting, anchored by a gas fireplace and framed by serene park views. Upstairs the luxurious primary suite is a private sanctuary overlooking the park, complete with its own balcony and gas fireplace. The spa-inspired ensuite features a jetted tub, expansive steam shower, heated flooring and dual vanities, offering a true resort-like experience. A separate second level offers a stunning cathedral-style bonus room providing a bright and open retreat. With five spacious bedrooms all with built-out walk-in closets, this home accommodates families of all sizes with ease. The walkout basement, finished to the same high quality as the rest of the home, is designed for entertaining, featuring a large games area, in-floor heating, custom built-ins, fireplace and seamless access to the beautifully landscaped backyard, and also includes a vintage

Philippe Langdon library bookcase. Additional highlights include an oversized heated triple car garage with epoxy flooring and an oversized lot. This property has been meticulously cared for, featuring: a new roof (2025), new garage doors (2025), exterior trim lighting (2024), epoxy garage floors, backyard turf, a radon mitigation system with ventilation (2026), new hot water tank (2025), updated furnaces (2020, 4 years remaining on warranty), and California shutters installed throughout. This is an extremely rare opportunity to own a masterfully built estate home in an unparalleled setting—where luxury, comfort, nature and amenities come together effortlessly.