



**GRASSROOTS**

REALTY GROUP

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**2735 Evercreek Bluffs Way SW  
Calgary, Alberta**

**MLS # A2306323**



**\$998,000**

<b>Division:</b>	Evergreen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,657 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Driveway, Garage Door Opener, Triple Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Lawn, Pie Shaped Lot		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stucco	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, French Door, Kitchen Island, Open Floorplan, Wet Bar		

**Inclusions:** Call List agent

This beautifully maintained walkout bungalow in Evercreek Bluffs offers the perfect blend of space, comfort, and location. Showing true pride of ownership throughout, this home is ideally situated within walking distance to Fish Creek Provincial Park, allowing for an exceptional lifestyle surrounded by nature, pathways, and everyday convenience. The main floor is bright and welcoming, with large windows that bring in an abundance of natural light and a layout designed for both comfortable daily living and effortless entertaining. The open-concept living, dining, and kitchen areas connect seamlessly, creating a warm and functional heart of the home. The main level features two bedrooms and two bathrooms, including a spacious primary suite complete with a heated ensuite floor and steam shower. The fully developed walkout basement extends the living space with an additional bedroom, a full bathroom, in-floor heating, and multiple living areas that offer excellent flexibility for family, guests, or entertaining. The unique L-shaped design, triple attached garage with in-floor heating, further enhance the home's appeal, offering a standout combination of character and practicality. Additional highlights include gemstone exterior lighting, integrated walkway lighting, a whole-home water filtration system, and full underground irrigation servicing the front and back landscaping. The mature yard is beautifully landscaped with perennials, shrubs, lilac, and raspberry plants, creating a private and serene outdoor setting. Set in one of Calgary's most desirable communities, and close to parks, schools, shopping, and amenities, this is a rare opportunity to own a truly special home in Evercreek Bluffs.