



**39 Evercreek Bluffs Road SW
Calgary, Alberta**

MLS # A2312372



\$935,000

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,364 sq.ft.	Age:	2004 (22 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Many Tr		

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: Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Storage, Walk-In Closet(s)

Inclusions: TV bracket in bedroom, water softener (as-is), second fridge in mud room, shed

OPEN HOUSES on Saturday May 23rd and Sunday May 24th from 11-2 PM both days! WOW! This one is special! Immaculate and ready for it's new owners! This home is in a PRIME location in Evercreek Bluffs and backing onto a forested area and providing ultimate privacy while you relax in the back yard oasis! As you enter this beautiful home you are greeted by a sunny and bright main floor office space with vaulted ceilings and a stunning spiral staircase! Now through to the main living areas you will love the separate dining space which can accommodate a large table and plenty of chairs! The remodelled kitchen is AMAZING! It features a soaring open space to let the light in, beautiful cabinetry, tons of counter space and a large island that can fit 4 stools comfortably, quartz counter tops, tile inlay flooring, extra prep sink in the island, wine fridge, subway tiled backsplash and a walk through pantry! The main floor is completed with a mudroom, laundry area and a half bath for your guests! Let's head upstairs and check out the amazing primary bedroom and huge ensuite with dual vanities, walk in closet, soaker tub and built in shelving. There are 2 additional bedrooms upstairs as well as another full bathroom for the kids! The basement is a blank canvas awaiting your ideas and development! The YARD is truly a private oasis that you will spend MANY nights relaxing in with many trees, cozy patio with tons of stone work, lighting and literally just steps to go explore FISH CREEK and all it's beauty! This home has it all in an amazing location close to all the areas amenities, major roadways, parks, playgrounds, green space, FISH CREEK PARK and OS MUCH more! Don't miss this gem!