



51 Evercreek Bluffs Road SW
Calgary, Alberta

MLS # A2315148



\$850,000

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,167 sq.ft.	Age:	2004 (22 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard		

Heating: Forced Air

Floors: Ceramic Tile, Hardwood

Roof: Asphalt Shingle

Basement: Full

Exterior: Wood Frame

Foundation: Poured Concrete

Features: Kitchen Island, No Smoking Home, Open Floorplan, Pantry

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-G

Utilities: -

Inclusions: N/A

This home is amazing! Located on one of the best streets in the Bluffs! You will appreciate and love this well maintained, south facing back yard property. The main floor has a central kitchen that is the focal point of the home with a large living room and dining area as well. There is a potential office space at the front of the home that could be used as a kids play area, an office or just a second living room. The main floor is completed with a half bathroom and a mudroom. Upstairs there is a good sized bonus room, a primary bedroom with a walk in closet and a full ensuite bathroom as well as 2 more bedrooms for the kids and another full bathroom! The finished basement offers you a 4th bedroom, another full bathroom and a rec room to enjoy! Close to Stoney Tr, FISH CREEK park is literally right around the corner, plenty of local amenities to enjoy and a home that is loving cared for and awaiting a new owner!