



2646 Evercreek Bluffs Way SW
Calgary, Alberta

MLS # A2315423



\$1,649,000

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,759 sq.ft.	Age:	2006 (20 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Aggregate, Triple Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Garden, Landscaped, No Neighb		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	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, Beamed Ceilings, Bookcases, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, Recreation Facilities, See Remarks, Separate Entrance, Soaking Tub, Storage, Walk-In Closet(s), Wired for Sound		
Inclusions:	N/A		

There are luxury homes, and then there are properties that redefine what estate living can be. Tucked into one of the most best locations in Calgary & Evergreen Estates and backing directly onto the endless natural beauty of Fish Creek Park, this stunning home offers a level of privacy and setting that is virtually impossible to replicate. With over 5,400 square feet of developed living space, every inch of this custom-built home was designed with intention. From the moment you arrive, the aggregate driveway, heated 3 car garage, and striking stone-accented exterior set the tone for the interior. Inside, a spectacular curved staircase rises through soaring open-to-above spaces, highlighting the elegance found throughout. Rich walnut hardwood floors, substantial wood beams, custom millwork, and extensive stonework create warmth and character rarely found in newer luxury homes. Walls of windows frame breathtaking views of mature trees and endless greenspace, bringing the beauty of Fish Creek Park into everyday life. At the heart of the home, a stunning floor-to-ceiling stone fireplace anchors the main living spaces, while the unbelievable kitchen, complete with a dedicated servery and butler's pantry, was designed to accommodate everything from family dinners to large scale entertaining. The main floor offers flexibility with a private office, dining spaces, a generous mudroom, and seamless access to the elevated outdoor living areas overlooking the park. Every room has been thoughtfully positioned to maximize natural light and showcase the spectacular setting beyond. Upstairs, nearly 2,000 square feet of living space unfolds around an open gallery overlooking the foyer below. The primary bedroom is a sanctuary unto itself, featuring a private fireplace, spa-inspired ensuite with heated floors, walk-in closet, and panoramic views of the surrounding treetops. 2 additional

oversized bedrooms, an impressive bonus room, loft area, and upgraded upper laundry complete the upper level. The fully developed walkout basement continues the home's exceptional scale, offering a recreation room, gym, 2 additional bedrooms, bar, and direct access to the beautiful backyard with full irrigation. Outside is where this property becomes truly irreplaceable. Backing directly onto Fish Creek Park with no neighbours behind, the home enjoys a level of privacy that unusual to find in City limits. Towering trees, pathways, endless views, and direct access to ongoing walking paths, this creates a lifestyle that few properties can offer. The possibilities here are truly endless. When the location is irreplaceable, the architecture is timeless, and the lifestyle unmatched, you've found something truly extraordinary!