



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**32 Evercreek Bluffs Crescent SW**  
**Calgary, Alberta**

**MLS # A2318084**



**\$1,139,000**

|                  |                                              |               |                   |
|------------------|----------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Evergreen                                    |               |                   |
| <b>Type:</b>     | Residential/House                            |               |                   |
| <b>Style:</b>    | 2 Storey                                     |               |                   |
| <b>Size:</b>     | 2,340 sq.ft.                                 | <b>Age:</b>   | 2004 (22 yrs old) |
| <b>Beds:</b>     | 4                                            | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached, Insulated, Oversized |               |                   |
| <b>Lot Size:</b> | 0.14 Acre                                    |               |                   |
| <b>Lot Feat:</b> | Corner Lot, Landscaped                       |               |                   |

|                    |                                     |                   |     |
|--------------------|-------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas             | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Hardwood, Tile, Vinyl Plank | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                     | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full                                | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Stone, Stucco                       | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                     | <b>Utilities:</b> | -   |

**Features:** Breakfast Bar, Double Vanity, Dry Bar, French Door, Granite Counters, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound

**Inclusions:** NONE

OPEN HOUSE JUNE 06, 2PM - 4PM. Rare opportunity in Evergreen Estates! This elegant walkout home sits on an oversized corner lot on a quiet street, just steps from Fish Creek Park. The main floor features soaring open-to-above ceilings, inlay hardwood flooring, a grand curved staircase, and a bright den with cathedral ceilings. The gourmet kitchen offers granite countertops, stainless steel appliances, gas cooktop, built-in wall oven, walk-through pantry, and a 3-sided gas fireplace shared with the spacious living room. French doors open to the upper deck for easy indoor/outdoor living. Upstairs includes a luxurious primary retreat with a second gas fireplace, spa-inspired ensuite, walk-in closet, plus two additional bedrooms and a full bathroom. The fully finished walkout basement offers a large recreation room, wet bar, 4th bedroom, full bathroom, and a cozy wood-burning stove/fireplace. Enjoy the stamped concrete patio, mature backyard, built-in irrigation, central air conditioning, and oversized insulated garage with epoxy floors and built-in storage. Walking distance to Fish Creek Park, playgrounds and schools, with quick access to Stoney Trail, MacLeod Trail, Costco, LRT, shopping and the YMCA.