



GRASSROOTS
REALTY GROUP

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66 Evercreek Bluffs View SW Calgary, Alberta

MLS # A2334749



\$999,900

Division:	Evergreen		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow-Villa		
Size:	1,631 sq.ft.	Age:	2005 (21 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Garden, Irregular Lot, Landscaped, Low		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features		

Inclusions: n/a

**** OPEN HOUSE Sat, Aug 8th & Sun, Aug 9th: 12-3 PM**** Villa living at its very best in the estate enclave of Evercreek Bluffs. Tucked onto a quiet cul-de-sac on a large pie-shaped lot that backs directly onto green space with pathway access to Fish Creek Park, this 3154 sq ft fully developed walkout bungalow delivers something increasingly rare — true one-level living, a private sun-filled yard, and a location that never gets old. The craftsman exterior of stone and stucco, twin chimneys and a covered front porch makes a strong first impression. Inside, vaulted ceilings, hardwood floors and oversized windows fill the main floor with natural light. The kitchen features granite counters, quality cabinetry, a gas range and a bright breakfast nook, opening to a spacious living room with fireplace and a formal dining area made for hosting. The primary suite offers a walk-in closet and a 5-piece ensuite with heightened vanities, soaker tub and separate shower. A front den, main floor laundry and powder room complete the level — everything you need without a single stair. The fully developed walkout is where this home separates itself. Nine-foot and vaulted ceilings, in-floor heat and a wall of windows make it feel anything but a basement. A large family room with a second gas fireplace flows into the games area, with a generous bedroom, a full bathroom and a versatile flex room alongside — ready to serve as a media room, home gym, hobby studio or a comfortable landing spot for overnight guests. The separate walkout entrance makes it ideal for extended family. Outside is where this lot earns its keep. The west-facing backyard soaks up sun from midday straight through to golden hour, and the upper deck — retractable awning and gas line included — is where you will want to spend every long summer evening. When the afternoon heat peaks, the

covered lower patio offers cool shade just steps from the lawn. Mature, professionally designed landscaping frames a yard that opens directly onto green space with no rear neighbors in sight. A double attached garage, plantation shutters and roughed-in speakers round out the package. Landscaping, irrigation, snow removal and common areas are all covered by a low monthly homeowners fee — and best of all, this is not a condo, so you get the freedom of a lock-and-leave lifestyle with the ownership of a freehold home. A quiet, well-established community of mature homeowners, minutes to shopping and Rocky View Hospital, with quick access to Stoney Trail and an easy escape west to the mountains. Homes in this pocket of Evercreek Bluffs rarely come up. This one is a must see!