



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

41 Evercreek Bluffs Crescent SW
Calgary, Alberta

MLS # A2345886



\$920,000

Division:	Evergreen		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,570 sq.ft.	Age:	2004 (22 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.12 Acre		
Lot Feat:	Fruit Trees/Shrub(s), Landscaped, No Neighbours Behind, Rectangular Lot		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Vaulted Ceiling(s), Wet Bar		

Inclusions: none

RENOVATED STUNNING EXECUTIVE BUNGALOW with a fully finished WALK UP BASEMENT(separate entry from your back yard) located in the exclusive community of EVERCREEK BLUFFS. Large entrance featuring soaring 10 ft VAULTED ceilings, 3 high dramatic SKYLIGHTS new Luxury vinyl plank floor, tiles, quartz countertops, lots of Alcoves/Niches & Lighting features. Gorgeous European style kitchen with large island, pantry and a huge central skylight plus NEW stainless appliances. Large open floor plan, living room area that has a cozy full corner stone facing fire place and huge windows overlooking the sunny South backyard. The main floor offers a generous primary bedroom with a spacious walk in closet and spa like en-suite with a large soaker tub, separate shower, double sinks, plus an enormous high skylight. Also on the main is a bedroom/ office and a 2 piece bath. The basement is an entertainers oasis with high ceiling, huge open great room and a wet bar with loads of cabinets, extra den/bedroom with walk in closet a 3 piece bathroom with steam shower. Also in the basement you have the laundry/shop area. The heated garage will keep your cars warm in those cold winter days. This home has a lot of improvements and features: "Cork underlay under all basement Vinyl flooring. Permanent Christmas lights front and back with WLED controllers. All South facing windows upgraded to Low-E glass, Wi-Fi surveillance camera system " 8 channels, All ceiling, over-counter and pot lights (not the ones with bulbs) can be set at different color temperatures (warm/cool etc.), Basement washroom ceiling fan upgraded to high cfm for the steam shower, Basement washroom ceiling tiles custom order moisture/mold resistant, All toilets were upgraded to water-saving tanks, Furnace " 4 years old. Water tank " 1 year old,

Roof, gutters, downspouts – 3 years old, Heated garage.