



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

212 Everglade Circle SW
Calgary, Alberta

MLS # A2345909



\$950,000

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,091 sq.ft.	Age:	2004 (22 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, No Animal Home, No Smoking Home, Pantry, Tankless Hot Water, Wired for Sound		

Inclusions: Hot Tub as-is, Pool Table, Underground Sprinkler System as-is, Shed, Solar Panels, Outdoor Gas Fire Pit

*** OPEN HOUSE SATURDAY & SUNDAY SEPTEMBER 26 & 27 FROM 1PM TO 3PM *** Discover estate living with nature at your doorstep in Evercreek Bluffs! With direct access to Fish Creek Provincial Park just seconds from your front door, this 4-bedroom, 3.5-bathroom home offers an exceptional combination of space, privacy, and outdoor lifestyle. A WALKOUT BASEMENT and NO NEIGHBOURS BEHIND make this property stand out, while abundant natural light creates a bright, welcoming atmosphere throughout. Hardwood flooring adds timeless warmth, and two fireplaces provide inviting spaces to unwind. The main-floor office offers a dedicated space to work or study, while the wet bar and wine cellar add to the home's entertaining appeal. The roof has Solar panels for added energy savings. An oversized heated garage provides extra room for parking and storage, rounding out the practical features. Enjoy the south facing back yard in the evening with the family with outdoor fire pit. Enjoy quick access to Stoney Trail for convenient travel around the city, along with Buffalo Run shopping complex just minutes away, featuring Costco and more amenities on the way. Close to schools, parks, shopping, and everyday essentials, this location brings convenience and nature together. Whether enjoying quiet time at home or heading out to explore Fish Creek, this property offers the best of indoor and outdoor living. Book your private showing and experience everything this Evercreek Bluffs home has to offer!