



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

271 Everglade Circle SW
Calgary, Alberta

MLS # A2350810



\$819,000

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,008 sq.ft.	Age:	2005 (21 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, On Street		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s)		

Heating:	In Floor, Forced Air
Floors:	Carpet, Linoleum, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Concrete, Post & Beam, Stucco, Wood Frame
Foundation:	Poured Concrete
Features:	Open Floorplan

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-G
Utilities:	-

Inclusions: Basement: Microwave, refrigerator, stacked washer dryer, Toaster Oven, Induction cooktop, Laundry room Armoire and shelving, Fire table In Pergola.

Welcome to the Estates of Evercreek Bluffs!** This beautifully maintained 5-bedroom, 4-bathroom home offers almost 3,000 sq. ft. of developed living space, a bright open-concept layout, TWO gas fireplaces, and an exceptional walk-out lower level with separate entrance and apartment-style living. The main floor features a spacious kitchen with abundant cabinetry and counter space, island with raised eating bar, walk-in pantry, breakfast nook, large dining area, and an impressive open-to-above living room with floor-to-ceiling windows and a beautiful 3-sided fireplace. A sunny home office, powder room, and convenient laundry/mudroom complete the main level. Upstairs, the generous primary suite offers a walk-in closet and spacious ensuite with separate shower and deep soaker tub, while additional bedrooms provide plenty of room for family and guests. The professionally developed walk-out lower level is nearly 1,000 sq. ft. and offers incredible flexibility with a separate entrance, family room, gas fireplace, kitchen/bar area, bedroom, bathroom, laundry, and multiple heating sources including partial in-floor heat. Extensively renovated in 2024 with new hot water tank, vinyl flooring, quartz countertops, renovated bathroom, and newer smart washer/dryer. Outside, enjoy the large landscaped backyard, upper deck with gas hookup, and impressive 14'10" x 7'8" pergola with retractable screen and 80,000 BTU fire table—perfect for entertaining and easily convertible to a 3-season room. Additional highlights include a **7.7 kW solar PV system (2023)**, new roof (2022), central A/C (2023), insulated and drywalled garage. Ideally located near Fish Creek Park, excellent schools, shopping, restaurants, and convenient transit, this home offers incredible flexibility for growing families. Combined with its spacious layout and amazing backyard, it truly delivers the

complete family package—comfort, convenience, and lifestyle all in one!