

# \$1,425,000 - 2516 Evercreek Bluffs Way Sw, Calgary

MLS® #A2199847

**\$1,425,000**

3 Bedroom, 3.00 Bathroom, 1,850 sqft  
Residential on 0.15 Acres

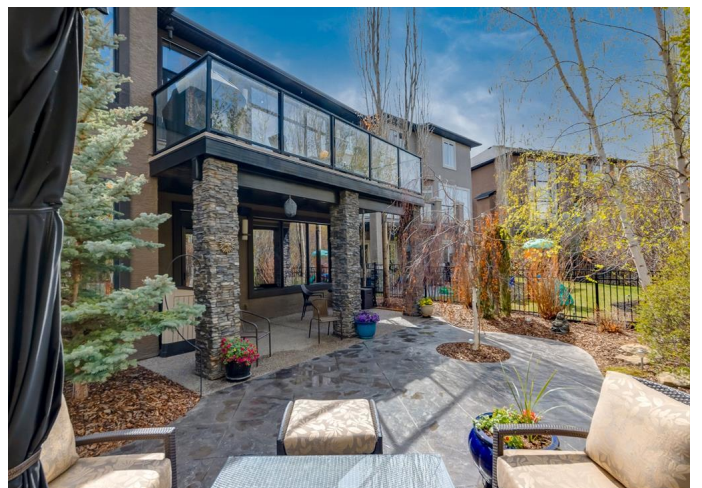
Evergreen, Calgary, Alberta

Surrounded by nature and backing onto the world class Fish Creek Park, this timeless, executive bungalow will be everything you want and need as you settle into the next chapter. The yard is an absolute oasis with no path behind, the space will be yours to enjoy, and of course if you want to join the walkers, joggers, and cyclists, the pathway system is just out your back gate! Featuring nearly 3200 sq ft of living space including a walk-out basement with in-floor heating, slab heated triple attached garage, gorgeous primary bedroom with 5-pc ensuite and walkthrough closet, main floor office, gym/rec room & more! The luxurious finishing throughout includes a custom fireplace, cabinets, built-ins, 9- & 10-foot ceilings, travertine marble tile, and loads of storage space. The basement bedrooms are perfect as additional offices or guest bedrooms, and we would welcome you to visit the last picture on the listing for a full list of updates and features. There aren't any more houses to build on Fish Creek, which makes them even harder to get. Thanks for checking out the listing, book a showing and bring your walking shoes or your bike so you can see the house and explore the park while you're here!

Built in 2005

## Essential Information

MLS® #                      A2199847



Price	\$1,425,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,850
Acres	0.15
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	2516 Evercreek Bluffs Way Sw
Subdivision	Evergreen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 4P5

### Amenities

Parking Spaces	6
Parking	Heated Garage, Oversized, Triple Garage Attached
# of Garages	3

### Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Vinyl Windows, Walk-In Closet(s), Crown Molding
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas

Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, Low Maintenance Landscape, Environmental Reserve, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 12th, 2025
Days on Market	2
Zoning	R-G

## Listing Details

Listing Office	RE/MAX Landan Real Estate
----------------	---------------------------

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.