

**78 Evercreek Bluffs Road SW**  
**Calgary, Alberta**

**MLS # A2291591**



**\$950,000**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Evergreen                                  |               |                   |
| <b>Type:</b>     | Residential/House                          |               |                   |
| <b>Style:</b>    | 2 Storey                                   |               |                   |
| <b>Size:</b>     | 2,607 sq.ft.                               | <b>Age:</b>   | 2004 (22 yrs old) |
| <b>Beds:</b>     | 4  | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached, Garage Faces Front |               |                   |
| <b>Lot Size:</b> | 0.12 Acre                                  |               |                   |
| <b>Lot Feat:</b> | Garden, Landscaped, Treed                  |               |                   |

|                    |                                |                   |     |
|--------------------|--------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas        | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full                           | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Stone, Stucco                  | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                | <b>Utilities:</b> | -   |

**Features:** Breakfast Bar, Built-in Features, Central Vacuum, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** Blinds, Shed, Split Ductless Air Conditioner 'as is', Basement Coat Cupboard

Set in Evercreek Bluffs within the sought-after community of Evergreen, this Shane Homes built two-storey walkout offers more than 3,800 sq. ft. of developed living space, a double attached garage, and a well-planned layout suited to daily living. The exterior combines stucco and stone with a welcoming front porch and Gemstone lighting, creating strong curb appeal. The main floor begins with a spacious entry and 9&rsquo; ceilings. Hardwood flooring extends through the living and family rooms, where a two sided gas fireplace creates a natural connection between the spaces. The open concept design continues into the dining area and kitchen, finished with tile flooring for durability and easy maintenance. The kitchen is equipped with stainless steel appliances, white cabinetry, quartz countertops, a corner pantry, an island with seating, and ample storage and workspace. The dining area provides direct access to a maintenance free balcony complete with a gas line for BBQ use. A main floor office with French doors offers a quiet workspace, while a two piece powder room and a rear laundry area off the garage add convenience. Upstairs features a large, sun filled bonus room. Double doors lead into the primary suite, which includes a walk-in closet and a well appointed ensuite with dual sinks, a soaker tub, and an oversized shower. Two additional bedrooms each include their own walk in closet and share a four piece bathroom. The fully developed walkout basement includes 9&rsquo; ceilings and a generous recreation space. A dedicated media area with built in shelving and a gas fireplace adds comfort and flexibility. The lower level also includes a bedroom with a walk-in closet and ensuite access to a three piece bathroom, which can also be accessed from the rec room. Additional storage is available throughout. Notable upgrades and features include central vacuum, a new hot

water tank in 2020, triple pane windows installed in 2024 with warranty, and recent appliance updates including washer and dryer (2024), fridge (2023), and stove (2025). The garage is finished with built in cabinetry and overhead storage. The backyard is fully fenced and professionally landscaped, featuring a covered patio, mature trees, established shrubs, a large lawn area, and underground irrigation. The location offers exceptional access to amenities and lifestyle conveniences. It is steps from the pathways of Fish Creek Provincial Park and close to a nearby playground, with schools including Dr. Freda Miller School, Evergreen School, and Marshall Springs School all within walking distance. Everyday shopping is nearby at The Shops at Buffalo Run including Costco, while major routes are easily accessible via Stoney Trail. Transit options include a short drive to the Fish Creek LRT Station, supporting quick access to downtown. Recreation destinations such as Spruce Meadows and the Rocky Mountains are also within easy reach. Check out the floor plans & 3D Tour for a closer look!