

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	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Post & Beam, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

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 a separate entrance and apartment-style living. The main floor features a spacious kitchen with abundant cabinetry and counter space, a large island with raised eating bar, walk-in pantry, breakfast nook, generous 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 bedroom offers a walk-in closet and spacious ensuite with separate shower and deep soaker tub, while the additional bedrooms provide plenty of space for family and guests. The professionally developed walk-out basement is nearly 1,000 sq. ft. and offers incredible flexibility for extended family, multi-generational living, or a multi-family home setup. Featuring a separate entrance, family room, gas fireplace, kitchen/bar area, bedroom, bathroom, laundry, and multiple heating sources including partial in-floor heat, this lower level provides exceptional functionality, privacy, and apartment-style living space. Extensively renovated in 2024 with a new hot water tank, vinyl flooring, quartz countertops, renovated bathroom, and newer washer/dryer. Outside, enjoy the large landscaped backyard, upper deck with gas hookup, and impressive 14' x 7' pergola with retractable screen and 80,000 BTU fire table—perfect for entertaining and easily convertible to a 3-season outdoor room. Additional highlights include a 7.7 kW solar PV system (2023), newer roof (2022), central A/C (2023), and 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, extended families, and those looking for versatile multi-generational or multi-family living. With its spacious floor plan, walk-out basement, separate entrance, apartment-style lower-level living, extensive upgrades, and exceptional backyard, this home truly delivers the complete package of comfort, functionality, and lifestyle.