



GRASSROOTS
REALTY GROUP

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306B, 15 Everstone Drive SW
Calgary, Alberta

MLS # A2344344



\$538,800

Division:	Evergreen		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,141 sq.ft.	Age:	2006 (20 yrs old)
Beds:	2	Baths:	2
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air
Floors:	Carpet, Hardwood, Tile
Roof:	-
Basement:	-
Exterior:	Brick, Vinyl Siding, Wood Siding
Foundation:	-
Features:	Breakfast Bar, Pantry, Storage, Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	\$ 739
LLD:	-
Zoning:	M-2
Utilities:	-

Inclusions: Large Antique China Cabinet

Welcome to the Sierras of Evergreen, a highly sought-after 55+ community offering an exceptional combination of comfort, convenience and an active, social lifestyle. Proudly offered by its original owner, this spacious over 1,100 sq. ft. residence features 2 bedrooms, 2 bathrooms and one titled parking stall. The bright, open-concept floor plan is filled with natural light and offers generous living and dining spaces ideal for everyday living and entertaining. Hardwood flooring flows throughout the main living areas, while large windows create a warm and inviting atmosphere. The well-appointed kitchen features abundant cabinetry, ample counter space and an expansive peninsula with seating, opening seamlessly to the main living area. The spacious living room is anchored by a cozy fireplace and surrounded by windows, creating a comfortable place to relax and unwind. Both bedrooms are generously sized, including a comfortable primary retreat with its own ensuite. Step outside to the large, exceptionally private deck, offering a peaceful outdoor space for morning coffee, summer evenings or entertaining. A new air-conditioning unit provides added comfort throughout the warmer months. Life at the Sierras of Evergreen extends well beyond your front door. Residents enjoy an impressive collection of amenities including an indoor swimming pool and hot tub, fitness area, private theatre, woodworking shop, library, party and social rooms, guest suites, car wash and a full calendar of community activities, making it easy to stay active, entertained and connected without leaving the building. Located in the established southwest community of Evergreen, the building is ideally positioned for convenient everyday living. Shopping, groceries, restaurants and services are all close by, with even more amenities available in nearby Shawnessy. Fish Creek Provincial Park and its

extensive pathway network are just minutes away, offering endless opportunities for walking, cycling and enjoying the outdoors. Convenient access to Stoney Trail and Macleod Trail, along with nearby CTrain service, makes getting around the city easy. A wonderful opportunity to enjoy a spacious, well-maintained home, an exceptional collection of building amenities and a convenient southwest Calgary location.