



GRASSROOTS
REALTY GROUP

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**179, 15 Everstone Drive SW
Calgary, Alberta**

MLS # A2221487



\$429,900

Division:	Evergreen		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	998 sq.ft.	Age:	2006 (19 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Secured, Titled, Workshop in Garage		
Lot Size:	-		
Lot Feat:	Back Lane, Backs on to Park/Green Space		

Heating:	Fan Coil, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 674
Basement:	-	LLD:	-
Exterior:	Brick, Mixed, Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Elevator, French Door, Laminate Counters, Recreation Facilities, Separate Entrance, Storage		

Inclusions: n/a

This beautifully maintained main floor unit offers exceptional comfort, privacy, and access to an impressive range of amenities within a vibrant adult, 55+ complex. Featuring a spacious layout with one large bedroom plus a versatile second bedroom or den, and two full bathrooms, this home is designed for easy, functional living. The bright, bayed dining area is filled with natural light, while the inviting living room showcases warm laminate flooring and a cozy corner fireplace. The kitchen is a standout with its large island, walk-in pantry, and stainless appliances. The primary bedroom includes a generous walk-in closet and a private ensuite with an oversized shower, while double french doors lead to a flexible den or guest space. Enjoy the convenience of in-suite laundry and storage, air conditioning, and an extra-wide titled underground parking stall with storage locker. Step outside to your own covered patio with a BBQ hookup, and a gate for direct access to the local walking and biking paths. With no traffic noise or streetlight glare—this unit is ideal for pet owners and those who enjoy peace and quiet. This friendly complex features resort-style amenities including an indoor saltwater pool, hot tub, fitness room, theatre, library, social room, workshop, craft space, plus guest suites available at a low cost for visitors! Plenty of activities are scheduled to you to join in and condo fees cover all utilities including heat and electricity - this is a rare opportunity to enjoy carefree living in a prime location, just steps from the shops of Bridlewood and Evergreen including Shoppers Drug Mart, Starbucks, Tim Hortons, Sobeys, Banks and everyday essentials!