



GRASSROOTS
REALTY GROUP

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207, 15 Everstone Drive SW
Calgary, Alberta

MLS # A2250792



\$449,900

Division:	Evergreen		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,053 sq.ft.	Age:	2005 (20 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 728
Basement:	-	LLD:	-
Exterior:	Brick, Stone, Stucco, Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Pantry, Walk-In Closet(s)		

Inclusions: Murphy Bed

Welcome to the Sierras of Evergreen – a highly sought-after 55+ community where every day living feels like a vacation. This TOP floor, Corner unit offers 1,053 sqft of thoughtfully designed space with a smart, open layout and two patios that back onto a pathway so it is very quiet. The heart of the home is the spacious livingroom, featuring a cozy fireplace and large windows that flood the space with natural light. The kitchen is bright and functional with oak cabinetry, white appliances, plenty of pot drawers, a pantry, and a sit-up breakfast bar. Plus, there is an adjoining dining area perfect for those family dinners. The large primary suite offers a walk-in closet and private 3-piece ensuite with double-seat shower. The second bedroom is flexible with a built-in desk, cabinets and Murphy bed—perfect for guests or a home office. A 4-piece bath and in-suite laundry with storage adds convenience. Enjoy the outdoors on two large decks, one with a gas line for barbecues, facing peaceful north/northeast views of the lovely trees Evergreen is known for. Sierras of Evergreen delivers unmatched amenities: indoor pool, hot tub, fitness room, theater, workshop, guest suite, social spaces, and more. This unit is close to the elevator and comes with a titled underground, heated parking stall plus storage. Resort-style living, prime location, and a bright top-floor unit—this one checks all the boxes!