



GRASSROOTS
REALTY GROUP

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355, 15 Everstone Drive SW
Calgary, Alberta

MLS # A2279046



\$464,900

Division:	Evergreen		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,049 sq.ft.	Age:	2005 (21 yrs old)
Beds:	2	Baths:	2
Garage:	Additional Parking, Guest, Heated Garage, Off Street, On Street, Outside, Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler, In Floor, Fireplace(s)	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 738
Basement:	-	LLD:	-
Exterior:	Brick, Mixed, Stone, Stucco, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	Cable Connected, Electricity Connected, Natural Gas Connected
Features:	Breakfast Bar, Closet Organizers, High Ceilings, Laminate Counters, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s)		

Inclusions: Upright Freezer, A/C Unit, Remote Control Venetian Blinds,

WELCOME to this FANTASTIC LIFESTYLE BUILDING!! Nestled in 'Sierras of Evergreen' - one of Calgary's BEST 55+ LIVING Condos w/UNMATCHED AMENITIES - this SPACIOUS Air Conditioned 1,049 Sq Ft, 3rd floor unit offers a FANTASTIC OPEN-CONCEPT DESIGN, w/2 Bedrooms, 2 FULL Bathrooms, IN-SUITE LAUNDRY, + an UNDERGROUND TITLED Parkade Stall w/a STORAGE ROOM- an EXCEPTIONAL VALUE in this LOCATION!! As a resident, enjoy ELEVATORS, FITNESS FACILITIES, INDOOR POOL + HOT TUB, CRAFT ROOM, WOODSHOP, MOVIE THEATRE, POOL TABLE, WINE ROOM, CAR WASH, Several LIBRARIES, GUEST SUITES for visiting Family + Friends, a SOCIAL ROOM for classes + events - A SOCIAL COMMUNITY!! Step inside to a WARM + INVITING layout featuring a FUNCTIONAL, WELL-APPOINTED KITCHEN w/a LARGE CORNER Pantry, matching WHITE appliances, TILE Backsplash, OAK Cabinets, PLENTY of Counter space, + tiered Breakfast bar! The open dining and living room flow SEAMLESSLY over rich HARDWOOD flooring, areas are perfect for ENTERTAINING FAMILY + FRIENDS or simply RELAXING after a long day. Cozy up to the ELECTRIC FIREPLACE on cooler evenings while the Large WEST-FACING BAY WINDOWS fill the space w/soft NATURAL LIGHT, keeping it BRIGHT yet COMFORTABLE year-round. From the living area, step onto the COVERED PATIO, an ideal spot for your morning coffee or unwinding in the evening as you take in the BEAUTIFUL SUNSETS. The PRIMARY BEDROOM is a PEACEFUL RETREAT featuring a PRIVATE 4 PC EN-SUITE w/a SOAKER TUB + a LARGE Vanity w/PLENTY of storage and counter space! You will enjoy the Linen closet in ADDITION to your LARGE WALK-IN-CLOSET, providing plenty of space for your personal items. On the

opposite side of the unit - offering ADDED PRIVACY - you'll find the 2nd BEDROOM, which includes a WALK-IN-CLOSET. This thoughtful split-bedroom layout is perfect for guests, roommates, extended family, or a home office setup. A 3 PC Bathroom + SPACIOUS Laundry room w/an UPRIGHT Freezer completes the unit. This MOVE-IN READY HOME offers an INCREDIBLE OPPORTUNITY for DOWNSIZERS or ANYONE seeking a HIGHLY FUNCTIONAL CONDO w/OUTSTANDING AMENITIES + a FANTASTIC, SOCIALLY ENGAGED COMMUNITY!! Enjoy the convenience of being within WALKING DISTANCE to SHOPPERS DRUG MART, a MEDICAL CLINIC w/a PHARMACY, a GROCERY STORE, + a variety of nearby RESTAURANTS provide everyday CONVENIENCE right at your doorstep. Just 6 mins to Shawnessy Shopping Centre + 5 mins to FISH CREEK PARK, this location truly delivers the best of both LIFESTYLE + ACCESSIBILITY. With QUICK access to STONEY TRAIL + MACLEOD TRAIL, commuting across the city is FAST + STRESS-FREE + being on a BUS ROUTE directly to the Shawnessy Train Station makes travel even EASIER. This is a LOCATION that genuinely has it all - don't miss your chance to own this EXCEPTIONAL PROPERTY... BOOK your PRIVATE VIEWING TODAY!!