



**139, 15 Everstone Drive SW
Calgary, Alberta**

MLS # A2300833



\$454,900

Division:	Evergreen		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,050 sq.ft.	Age:	2005 (21 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 727
Basement:	None	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	Natural Gas Paid, Electricity Paid For, Garbage Collec
Features:	Ceiling Fan(s), Closet Organizers, Elevator, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recreation Facilities, Storage, Vinyl Windows		
Inclusions:	None		

Come home to this highly sought after development of Sierras of Evergreen! Ideally located offering a walk across the street to access Sobeys, Starbucks, Tim's, banks, restaurants, Shoppers Drug Mart, medical clinic & more! A nearby, major bus route & proximity to the LRT make this ideal for those that want use transit to their destination. This is a resort style development offering unparalleled amenities: an indoor pool, hot tub, fitness centre, theatre room, workshop, games & craft rooms, library, pool table & shuffleboard, wine making room, car wash, guest suites & more! The unit is ideally located on the main floor of building B. Step out onto your private patio surrounded by trees & lush shrubs then off you go without needing to use the common hallways or elevator. Perfect for pet owners who walk their four-legged friends! This 2-bedroom 2 bath unit is air conditioned, has a spacious layout and enjoys loads of natural sunshine through numerous windows. The spacious Great room with cozy fireplace is open to the kitchen offering ample counterspace, cabinets, stainless steel appliances & a sit up breakfast bar. The primary bedroom enjoys its private ensuite bathroom & roomy walk-in closet. The titled parking stall & assigned storage unit are close to the elevator. Condo fees include heat, electricity, water/sewer. Come enjoy the good life!