



108, 15 Everstone Drive SW
Calgary, Alberta

MLS # A2172462



\$349,900

Division:	Evergreen		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	746 sq.ft.	Age:	2005 (19 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fireplace(s), Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 525
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-

Features: Breakfast Bar, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Recreation Facilities, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: Central air conditioner (as is). She believes it just needs freon

The Sierras of Evergreen is a highly sought after premier condo complex 55+ with low condo fees of \$525.19 which include everything but cable. You won't be bored with the myriad of activities and facilities....it's like a Resort! There is a salt water pool, hot tub, full fitness centre, games room, 5 library areas, craft room and wood working shop. There are many clubs such as the Book Club and Wine Club etc.. A fabulous party room with a full kitchen and dance floor for special events is and there are 7 guest suites housed in the complex. There is also a theatre room for your enjoyment. All of these facilities are located in Building A, the same building as this beautiful 1 bedroom/1 bathroom ground floor condo with a very private west facing patio. You don't have to go outside to reach any of these amenities. There's even a car wash in the parkade. This original owner expanded the number of cupboards and counter space and also the walk-in closet. This lovely open plan features 9' ceilings and is a little larger than most 1 bedroom plans. There is only 1 other similar. You have your own spacious laundry room. Enjoy the warmth of the corner gas fireplace in the winter. This unit comes with a heated underground parking stall and a secure storage locker conveniently located in front of the parking stall. Sobeys, Shoppers Drug Mart, medical and dental services, and dry cleaners are all nearby. One small pet less than 25 lbs and less than 10" tall at the shoulder is permitted. What a great opportunity to enjoy life to the fullest!