



**349, 15 Everstone Drive SW
Calgary, Alberta**

MLS # A2196234



\$375,000

Division:	Evergreen		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	845 sq.ft.	Age:	2005 (20 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 580
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Open Floorplan, Storage		

Inclusions: N/A

Welcome to the Sierras of Evergreen, a premier adult condo building with many quality amenities! This bright unit is situated on the 3rd floor, facing the quiet courtyard. It features a spacious open concept that includes a large bedroom, full bathroom, and a den that can serve as a hobby room, office, or space for an overnight guest. The well-equipped kitchen features a corner pantry, plenty of cabinet and counter space, and a newer stainless appliance package. The kitchen is open to both the dining area and living room, with large windows that provide an abundance of natural light. The primary bedroom offers plenty of space for your full bedroom set. A versatile second bedroom or den/study offers lots of flexibility to meet your needs. Easy access outside to the private covered balcony complete with a BBQ hookup from the main living room. Additional features include air conditioning, in-suite laundry and storage, as well as titled underground parking and a storage locker. The reasonable condo fees include all utilities as well as access to the numerous amenities throughout the building. These include a swimming pool, hot tub, exercise room, theatre, library, and social rooms. Additionally, in the underground parkade, there is a workshop for woodworking, a wine-making room, and a car wash. This immaculate unit has newer carpet/flooring, fresh paint, and is ready for a quick move-in. Don't miss the opportunity to call this wonderful property your new home!