



GRASSROOTS
REALTY GROUP

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**280, 15 Everstone Drive SW
Calgary, Alberta**

MLS # A2210269



\$375,000

Division:	Evergreen		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	840 sq.ft.	Age:	2005 (20 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Hot Water, Natural Gas

Floors: Carpet, Linoleum

Roof: -

Basement: -

Exterior: Brick, Stucco, Wood Frame

Foundation: -

Features: Open Floorplan

Water: -

Sewer: -

Condo Fee: \$ 579

LLD: -

Zoning: M-2

Utilities: -

Inclusions: Wall mount for TV above fireplace

TOP FLOOR UNIT located on the 2nd floor in a part of the building that is two storey, close to elevator and pool. Premier 55+ complex, the Sierras of Evergreen, where it's not just a home but a lifestyle. This unit is located in Building A, where most of the amenities are located. This large one bedroom + den has everything you could every need with its bright and open concept floor plan. Fully air conditioned, large windows and 9-foot ceilings. Freshly painted and brand new carpeting with 8lb underlay just installed. The fantastic kitchen has lots of cabinetry for storage, white appliances and a large corner pantry. A large living room offers lots of space for entertaining and relaxation with it's corner electric fireplace and private views. There is a well-sized bedroom with generous walk-in closet with easy access to the 4 piece bath. The large den with closet that can be used as an office or an additional sitting room. Opposite the kitchen, a closet with shelving provides further storage for linens or cleaning supplies. The laundry room with a stacking washer/dryer offers even more storage. There is a the large, covered, private balcony with gas line barbecue hook up for outdoor dining and plenty of room for summer planters. Top down/bottom up window shades. Some of the amenities include, swimming pool, hot tub, fitness center, theater, billiards, shuffleboard, numerous sitting/gathering areas, activites, libraries, wood/work/craft shop, car wash + guest suites. Evergreen Room which is a party room, with full kitchen and dance floor for private functions. This unit comes with titled, heated, underground parking stall close to the elevator and a large, secure storage unit behind the parking stall (4'8" x 8'6"). This safe, secure complex is great for anyone looking to downsize, still leads an active life, and enjoys their hobbies. Plenty of visitor parking. Walk to

Sobeys, Shoppers Drug Mart, Starbucks, liquor store, cleaners, medical and dental services. Two minutes to access Stoney Trail. Call to book a private viewing now to explore for yourself.