

**207, 15 Everstone Drive SW**  
**Calgary, Alberta**

**MLS # A2250792**



**\$449,900**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Evergreen                          |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 1,053 sq.ft.                       | <b>Age:</b>   | 2005 (20 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Stall, Titled                      |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                          |                   |        |
|--------------------|------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Hot Water                                | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Laminate, Linoleum               | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                                        | <b>Condo Fee:</b> | \$ 728 |
| <b>Basement:</b>   | -                                        | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick, Stone, Stucco, Wood Frame         | <b>Zoning:</b>    | M-2    |
| <b>Foundation:</b> | Poured Concrete                          | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Breakfast Bar, Pantry, Walk-In Closet(s) |                   |        |

|                    |            |
|--------------------|------------|
| <b>Inclusions:</b> | Murphy Bed |
|--------------------|------------|

Welcome to the Sierras of Evergreen &ndash; a highly sought-after 55+ community where every day living feels like a vacation. This TOP floor, Corner unit offers 1,053 sqft of thoughtfully designed space with a smart, open layout and two patios that back onto a pathway so it is very quiet. The heart of the home is the spacious livingroom, featuring a cozy fireplace and large windows that flood the space with natural light. The kitchen is bright and functional with oak cabinetry, white appliances, plenty of pot drawers, a pantry, and a sit-up breakfast bar. Plus, there is an adjoining dining area perfect for those family dinners. The large primary suite offers a walk-in closet and private 3-piece ensuite with double-seat shower. The second bedroom is flexible with a built-in desk, cabinets and Murphy bed&mdash;perfect for guests or a home office. A 4-piece bath and in-suite laundry with storage adds convenience. Enjoy the outdoors on two large decks, one with a gas line for barbecues, facing peaceful north/northeast views of the lovely trees Evergreen is known for. Sierras of Evergreen delivers unmatched amenities: indoor pool, hot tub, fitness room, theater, workshop, guest suite, social spaces, and more. This unit is close to the elevator and comes with a titled underground, heated parking stall plus storage. Resort-style living, prime location, and a bright top-floor unit&mdash;this one checks all the boxes!