

**446, 15 Everstone Drive SW**  
**Calgary, Alberta**

**MLS # A2306964**



**\$309,900**

<b>Division:</b>	Evergreen		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	715 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Boiler, Make-up Air, Fireplace(s), Forced Air

**Floors:** Carpet, Linoleum

**Roof:** -

**Basement:** -

**Exterior:** Cement Fiber Board, Stucco, Wood Frame

**Foundation:** -

**Features:** No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 499

**LLD:** -

**Zoning:** M-2

**Utilities:** -

**Inclusions:** N/A

Welcome to this TOP-FLOOR residence in the highly regarded 55+ community of Sierras of Evergreen, offering a QUIET and PRIVATE setting with calming views over surrounding green pathways. This WELL-KEPT home is truly MOVE-IN READY and features CENTRAL AIR CONDITIONING, IN-SUITE ENERGY STAR LAUNDRY, a COZY FIREPLACE, and a GENEROUS BALCONY that captures SUNLIGHT throughout the day and evening. The EFFICIENT LAYOUT includes a welcoming front entry with closet space, a thoughtfully designed kitchen with corner pantry, eating bar, and flexible prep or island potential, along with an OPEN dining and living area anchored by a FIREPLACE. The PRIMARY BEDROOM offers excellent storage with a WALK-IN CLOSET. Added value comes with TITLED UNDERGROUND PARKING and a LARGE SECURE STORAGE LOCKER equipped with its own POWER AND LIGHTING. Residents enjoy EXCEPTIONAL RESORT-STYLE AMENITIES including an INDOOR POOL, HOT TUB, FITNESS CENTRE, GAMES ROOM, LIBRARIES AND LOUNGES, CRAFT SPACE, WORKSHOP, SOCIAL HALL, GUEST SUITES for visitors, and a CAR WASH BAY, all within a well-managed building close to everyday conveniences such as grocery stores and retail services, with quick access to Stoney Trail. This is a STRONG opportunity for LOW-MAINTENANCE living in a VIBRANT adult community.