



THE
A-TEAM

**RE/MAX
FIRST**

15 EVERSTONE Drive #108, Calgary T2Y 5B5

MLS® #: **A2189438** Area: **Evergreen** Listing Date: **01/22/25** List Price: **\$349,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2005**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat:

Heated Garage, Parkade, Stall, Titled, Underground, Workshop in Garage

Finished Floor Area

Abv Sqft: **745**
 Low Sqft:
 Ttl Sqft: **745**

DOM

10
Layout
 Beds: **1 (1 0)**
 Baths: **1.0 (1 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Fireplace(s), Hot Water**
 Sewer:
 Ext Feat: **BBQ gas line, Courtyard**

Construction: **Brick, Vinyl Siding, Wood Frame**
 Flooring: **Carpet, Vinyl**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer**
 Int Feat: **Breakfast Bar, Chandelier, High Ceilings, Pantry, Recessed Lighting, Storage, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	12`11" x 11`4"	Kitchen	Main	13`8" x 12`7"
Living Room	Main	9`4" x 15`9"	Dining Room	Main	9`11" x 8`9"
Laundry	Main	12`1" x 5`5"	Entrance	Main	9`2" x 5`9"
Walk-In Closet	Main	7`0" x 4`9"	Pantry	Main	3`11" x 3`11"
4pc Bathroom	Main	8`0" x 5`6"			

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$525

Fee Simple

M2

Fee Freq:

Monthly

Legal Desc: 0511488

Remarks

Pub Rmks: **Sierras of Evergreen offers an unparalleled living experience that combines luxury, convenience, and a tight-knit community, making it an ideal place for you. From its extensive amenities to its prime location, purchasing a condo here is an investment in a lifestyle that prioritizes both comfort and activity. In one of the best locations in this 55+ complex, this ground level unit faces the ultra quiet courtyard for added privacy and also gives you South-facing access to your patio right from the sidewalk. You will love the wide-open feel of this unit. The 9' ceilings and open concept kitchen with breakfast bar and pantry make it a breeze to make your way through the home. The bright living room leads you to your south-facing deck complete with natural gas hook-up for your bar-be-cue. How about the laundry room right in the unit that features a ton of storage for you as well? The generous-sized bedroom gives you room to move with a huge walk-in closet. This unit also features a titled underground parking space and storage locker. One of the biggest reasons why residents and visitors alike love The Sierras Of Evergreen is because of the outstanding facilities. Imagine going for a swim in the saltwater pool, going for a workout, playing some pool or shuffleboard, checking out a movie in the theatre, or getting involved in one of the many clubs...without even leaving the complex! For those with hobbies or creative pursuits, the craft room and woodshop are major highlights. Whether you love to create art, work on DIY projects, or explore woodworking, these spaces offer dedicated areas with the tools and space to nurture your creativity. Did you know The Sierras Of Evergreen also has a car wash, and the banquet room that allows you to host events in style, from family gatherings to community events, all within a beautiful and functional space. The libraries are perfect for anyone who loves to read, study, or simply escape into a good book, and they can be found all around the complex. There are even guest suites available for overnight family and friends. The location of Sierras of Evergreen further adds to its appeal. Close to shopping, medical, banking, and public transit, this location is perfect. It is nestled in a scenic area, offering serene views and a tranquil atmosphere while still being within reach of essential services and amenities. The peaceful surroundings combined with the convenience of being close to urban centers make it a perfect place to settle down. The amenities available at this price don't come up very often. Book your showing today!**

Inclusions: **Central air conditioner(as-is)**

Property Listed By: **MaxWell Canyon Creek**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









