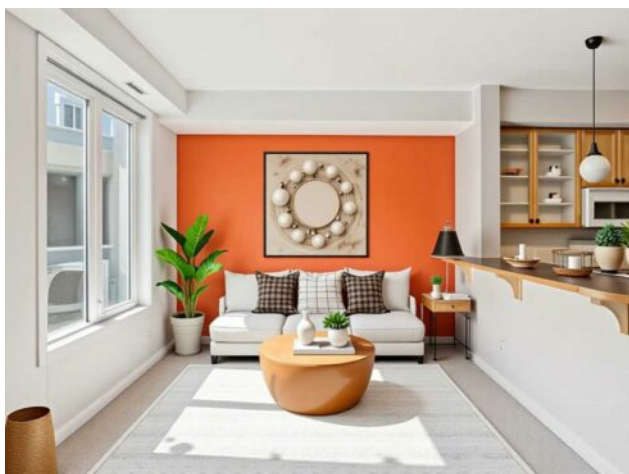


**108, 15 Everstone Drive SW**  
**Calgary, Alberta****MLS # A2214495****\$324,900**

<b>Division:</b>	Evergreen		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	737 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Secured, Stall, Titled, Underground, Workshop in Garage		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Boiler, Hot Water
<b>Floors:</b>	Carpet, Vinyl
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Laminate Counters, Open Floorplan, Storage, Walk-In Closet(s)

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 525
<b>LLD:</b>	-
<b>Zoning:</b>	M-2
<b>Utilities:</b>	-

**Inclusions:** N/A

WELCOME TO THE SIERRAS OF EVERGREEN, a premier 55+ community where luxury, convenience, and vibrant living come together. This meticulously upgraded ground-floor unit offers one of the best locations in the complex—facing the quiet courtyard with SOUTH-FACING exposure and direct access to your private patio from the sidewalk. Whether enjoying your morning coffee or grilling on your natural gas BBQ, this peaceful space offers privacy and sunshine year-round. Inside, SOARING 9-FOOT CEILINGS and an OPEN-CONCEPT layout create a bright, spacious feel. The CUSTOM KITCHEN stands out with ceiling-height cabinetry, EXTENDED COUNTERSPACE, a LAZY SUSAN corner cupboard, clear-glass display cabinets, EXTRA DRAWERS, and an UPGRADED FRIDGE. The CORNER FIREPLACE was strategically placed to maximize wall space, while ALL-LED LIGHTING adds a modern, efficient glow throughout. The generously sized bedroom features a WALK-IN CLOSET that was thoughtfully redesigned for an EXTRA THREE FEET of storage. The bathroom boasts additional drawers, a medicine cabinet, a shelf behind the toilet, and an EXTENDED SHOWER HEAD. The spacious LAUNDRY ROOM includes a LONG SHELF and room for a desk or day bed, adding flexibility for hobbies or storage. This unit includes a TITLED UNDERGROUND PARKING stall located STEPS FROM THE ELEVATOR, CAR WASH, and WINE ROOM. Your STORAGE LOCKER sits directly in front of your parking stall—not tucked away elsewhere—adding another layer of convenience. Additional thoughtful touches include mirrored closet doors at the entrance, LACE CURTAINS that offer privacy while letting in light, and an EXPANDED PATIO GATE with concrete slabs for easy access. Beyond your private retreat, the Sierras of Evergreen

offers unmatched AMENITIES included in your condo fees. Enjoy the SALTWATER POOL and HOT TUB, FITNESS ROOM, CRAFT ROOM, WOODSHOP, TWO POOL TABLES, WINE ROOM, CAR WASH, and a beautifully landscaped COURTYARD. There are SEVEN GUEST SUITES for visiting family (bookable up to three months in advance), SIX LIBRARIES including the WHITE LIBRARY, a 30-SEAT THEATRE, and the EVERGREEN SOCIAL ROOM where classes and events bring neighbors together. The scenic PLUS-15 WALKWAY with views connects these spaces, enhancing the community atmosphere. Located close to shopping, banking, medical services, and public transit, the Sierras of Evergreen combines peaceful surroundings with city convenience. Opportunities to own a unit like this—with its blend of thoughtful upgrades and top-tier amenities—rarely come available. Book your showing today and experience the lifestyle you’ve been waiting for!