



**GRASSROOTS**  
REALTY GROUP

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**249 Applewood Place SE**  
**Calgary, Alberta**

**MLS # A2237514**



**\$669,900**

<b>Division:</b>	Applewood Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,655 sq.ft.	<b>Age:</b>	1992 (33 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Landscaped, Private, Rectan		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, See Remarks, Vinyl Windows		

**Inclusions:** Shed

Welcome to 249 Applewood Place SE, a well-maintained and thoughtfully updated family home in the heart of Applewood Park. With over 2,500 sq ft of finished living space, this 4-bedroom, 3.5-bathroom home sits on a quiet cul-de-sac—ideal for families seeking space and convenience. The main floor offers a bright and practical layout with a living room, formal dining area, and a family room with a cozy fireplace. The updated kitchen features newer stainless steel appliances, plenty of counter space, and a breakfast nook overlooking the backyard. Main-floor laundry adds everyday functionality. Upstairs, the large primary bedroom includes dual closets and a refreshed 3-piece ensuite. Two additional bedrooms and a renovated 4-piece bathroom complete the upper level. The fully finished basement adds versatility with a spacious rec room, second family room, a fourth bedroom, 3-piece bathroom, and a flexible area perfect for a home office or gym. Notable updates include newer windows, roof, furnace, and hot water tank, and central A/C - providing year-round comfort and peace of mind. Outside, enjoy a large 18x24 deck and an expansive backyard—perfect for gatherings or quiet evenings. This move-in-ready home is close to parks, schools, Stoney Trail, and everyday amenities. Book your private showing today.