



GRASSROOTS
REALTY GROUP

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46 Applemead Close SE
Calgary, Alberta

MLS # A2239917



\$499,000

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Applewood Park | | |
| Type: | Residential/House | | |
| Style: | Bi-Level | | |
| Size: | 928 sq.ft. | Age: | 1996 (29 yrs old) |
| Beds: | 3 | Baths: | 3 |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.08 Acre | | |
| Lot Feat: | Back Lane, Back Yard, City Lot, Front Yard, Rectangular Lot | | |

| | | | |
|--------------------|----------------------------------|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full, Walk-Up To Grade | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Open Floorplan, Storage | | |

Inclusions: Metal firepit

****OPEN HOUSE - Saturday, July 19th from 1:00pm - 3:00pm**** Welcome to the heart of Applewood Park, a family-friendly neighbourhood in Southeast Calgary. Step inside the spacious entryway leading to the upper level where large south-facing windows allow natural sunlight to brighten the open floor plan. The kitchen boasts ample cabinetry and counter space, perfect for cooking big family meals and entertaining friends. Privacy and relaxation await you in the primary bedroom complete with its own 3-piece ensuite, separate from an additional bedroom and full bathroom that complete the main floor. The fully finished lower level offers more living space for a home gym, play room, home office, or media room, with another full bathroom and bedroom for family and guests. The walk-up basement gives quick access to a low-maintenance concrete patio in the fully fenced backyard. Gather &round a fire and toast marshmallows with the kids on a warm summer evening having peace of mind knowing your toys are safely parked in the detached double garage. Enjoy a short, peaceful stroll to Applewood Recreation Park, where open green space, a playground, various sport courts, and a boarded NHL-sized outdoor rink, bring the local community together. Other nearby amenities include walking/biking paths, Costco in East Hills Shopping Centre, and Elliston Park, where the annual GlobalFest fireworks show is hosted every August. Being located beside Stoney Trail and Memorial Drive, the vibrant city of Calgary has never felt so accessible!