



GRASSROOTS
REALTY GROUP

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110 Applebrook Circle SE
Calgary, Alberta

MLS # A2245098



\$525,000

Division:	Applewood Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,168 sq.ft.	Age:	1994 (31 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s)		

Inclusions: Armoire in basement is staying and some furniture is available, along with yard equipment/tools.

OPEN HOUSE SUNDAY FROM 2-4pm Welcome to this beautiful and super clean bungalow in the established community of Applewood. Step inside and be greeted by an open floor plan featuring a spacious oak kitchen with a pantry and durable laminate and ceramic tile flooring. The main level offers three well-sized bedrooms and a full bathroom, providing a comfortable and practical layout. The massive, fully finished basement is a true standout, boasting tall ceilings and incredible potential. It includes two versatile rooms already roughed in—one with a small window perfect for an office or guest space, and another ideal for a home gym, hobby room, or endless storage. There’s also a second full bathroom, making this home a functional space for a growing family. Outside, you’ll love the west-facing backyard with a summer deck, perfect for relaxing and enjoying the afternoon sun. With its functional design and endless storage, this home is a fantastic opportunity you won't want to miss!