



**GRASSROOTS**  
REALTY GROUP

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**272 Applestone Park SE**  
**Calgary, Alberta**

**MLS # A2262253**



**\$610,000**

<b>Division:</b>	Applewood Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,742 sq.ft.	<b>Age:</b>	1998 (27 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Hardwood, Tile
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full, Unfinished
<b>Exterior:</b>	Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	No Animal Home, No Smoking Home

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-CG
<b>Utilities:</b>	-

**Inclusions:** refrigerator and freezer in the basement, centralized aircondition

Welcome to this well established and family friendly home in the heart of Applewoods community, 1700 sq. ft of living space, 3 bedrooms and 2 & 1/2 baths, it also has a nice bonus room on the 2nd level, there's also a spacious basement ready for future development. it also has a wide porch at the back and a spacious green backyard, backing onto a green walkway where you can take a walk anytime after a good dinner or just to stroll around the neighborhood. Easy access to Public transportation, park is just a few minutes walk, close to all ammenities, the owners are in the process of packing and moving out , please call your favorite agent and take a look at this nice house you wont be disappointed.