



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**96 Appleside Close SE**  
**Calgary, Alberta**

**MLS # A2265554**



**\$499,999**

|                  |                                |               |                   |
|------------------|--------------------------------|---------------|-------------------|
| <b>Division:</b> | Applewood Park                 |               |                   |
| <b>Type:</b>     | Residential/House              |               |                   |
| <b>Style:</b>    | Bi-Level                       |               |                   |
| <b>Size:</b>     | 962 sq.ft.                     | <b>Age:</b>   | 1996 (29 yrs old) |
| <b>Beds:</b>     | 4                              | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Double Garage Detached         |               |                   |
| <b>Lot Size:</b> | 0.09 Acre                      |               |                   |
| <b>Lot Feat:</b> | Back Lane, Corner Lot, Private |               |                   |

|                    |                                    |                   |       |
|--------------------|------------------------------------|-------------------|-------|
| <b>Heating:</b>    | Forced Air                         | <b>Water:</b>     | -     |
| <b>Floors:</b>     | Laminate, Linoleum                 | <b>Sewer:</b>     | -     |
| <b>Roof:</b>       | Asphalt Shingle                    | <b>Condo Fee:</b> | -     |
| <b>Basement:</b>   | Finished, Full                     | <b>LLD:</b>       | -     |
| <b>Exterior:</b>   | Concrete, Vinyl Siding, Wood Frame | <b>Zoning:</b>    | R-C1N |
| <b>Foundation:</b> | Poured Concrete                    | <b>Utilities:</b> | -     |
| <b>Features:</b>   | See Remarks                        |                   |       |

|                    |     |
|--------------------|-----|
| <b>Inclusions:</b> | N/A |
|--------------------|-----|

Back to the Market..Situating on a prime corner lot with no neighbors across the street and ample parking, this bright and beautifully maintained bi-level home is completely move-in ready. The main level welcomes you with an abundance of natural light, a spacious living room, a well-equipped kitchen with stainless steel appliances and a generous dining area that opens to a raised deck, perfect for BBQs or enjoying warm summer evenings. Two well sized bedrooms and a 4-piece bathroom complete the upper floor. The fully finished basement offers large windows that bring in plenty of light, two additional spacious bedrooms with full 4-piece bathroom, and a flexible layout ideal for a family room, office or guest space. A standout feature of this property is the oversized heated double garage with 220V wiring perfect for a workshop or to store your vehicles and recreational toys. Do not miss this opportunity to own a versatile and inviting home in a great location. Schedule your private showing today