



GRASSROOTS
REALTY GROUP

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56 Applecroft Road SE
Calgary, Alberta

MLS # A2265939



\$509,900

Division:	Applewood Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,116 sq.ft.	Age:	1982 (43 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Heated Garage, Insulated, Oversized, Parking Pad, Single Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air
Floors:	Carpet, Laminate
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: garage heater "as is"

Location, location, location! This beautifully updated three-bedroom home is close to all amenities, including schools, parks, public transportation with the C-Train only five minutes away, Marlborough Shopping Centre, numerous restaurants, and offers quick access to Highway 1, Memorial Drive, and Stoney Trail. This home has been tastefully updated and shows like a show home. The large living and dining room areas provide plenty of space. The spacious kitchen offers room for an additional table and features newer cabinets, abundant counter space, and appliances that have all been updated in recent years. The main floor also includes a half bath and a back entrance with plenty of closet space. Off the kitchen is a door leading to a private east-facing deck and a fully landscaped, fenced yard. Upstairs you will find a large master bedroom with a walk-in closet, along with two additional spacious bedrooms, each offering ample closet space. The upper level also includes a four-piece bathroom. The developed basement features a large recreation room, ideal for guests or family gatherings, as well as a spacious utility room with a washer, dryer, and additional storage. Additional upgrades include a newer furnace (2019), hot water tank (2019), and air conditioning (2021). The property also features maintenance-free landscaping and an oversized single garage with extra parking along the side. This home offers tremendous value in an unbeatable location and is truly a must-see.