



**GRASSROOTS**  
REALTY GROUP

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**110 Applebrook Circle SE**  
**Calgary, Alberta**

**MLS # A2279474**



**\$475,000**

<b>Division:</b>	Applewood Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,168 sq.ft.	<b>Age:</b>	1994 (32 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

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

**Inclusions:** Armoire in basement

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 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!