



**302 Applewood Drive SE  
Calgary, Alberta**

**MLS # A2287724**



**\$598,000**

<b>Division:</b>	Applewood Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,621 sq.ft.	<b>Age:</b>	1997 (29 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Additional Parking, Alley Access, Double Garage Attached, Double Garage D		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Corner Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Pantry		

**Inclusions:** None

Welcome to 302 Applewood Drive SE - A rare opportunity&mdash;this property hits the market for the very first time, offering BOTH a double attached garage and a double detached garage, perfect for car lovers, hobbyists, or anyone needing exceptional storage and workspace. Situated on a desirable corner lot with convenient RV parking, this 5-bedroom, 3-full-bath home delivers space, flexibility, and unbeatable value.As you step inside, you&rsquo;re welcomed into a bright and inviting great room. The main floor features two versatile bedrooms&mdash;ideal as an office, playroom, den, or guest space&mdash;giving you the freedom to customize the home to your lifestyle. The main level showcases brand-new laminate vinyl plank flooring, beautifully installed throughout both the main floor and the basement for a fresh, modern feel.Upstairs, you&rsquo;ll find three additional bedrooms, including a spacious primary suite complete with a 4-piece ensuite. A second 4-piece bathroom serves the remaining upper bedrooms, making this level perfect for families seeking comfort and convenience.The basement adds even more functionality with its own 3-piece bathroom and the home&rsquo;s laundry area&mdash;ideal for busy households or extended family living.With its unbeatable garage setup, flexible floorplan, fresh updates, and corner-lot advantages, this home stands out as a truly exceptional find. A must-see for buyers looking for space, versatility, and long-term value. Conveniently located close to East Hills Shopping Centre, a short drive away, features a Costco, Walmart, Cineplex Odeon theatre, parks, schools, shopping, public transit, and major roadways. Plus, with quick access to 17 Ave SE, Stoney Trail, and 16 Ave NW. Do not miss the chance to make this remarkable home your own.&mdash;schedule a viewing today!