



**20 Applewood Way SE
Calgary, Alberta**

MLS # A2298406



\$599,900

Division:	Applewood Park		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,575 sq.ft.	Age:	1990 (36 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Driveway, Garage Faces Front		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Cleared, Corner Lot, Front Yard, Fruit Trees/		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Granite Counters, High Ceilings, No Smoking Home, Storage, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: TRAMPOLINE, SHED

Welcome to 20 Applewood Way SE, a beautifully maintained and highly functional 4 level split located on a prominent corner lot in the family friendly community of Applewood Park. This home offers 5 bedrooms, multiple living areas, and a double front attached garage, making it an ideal fit for growing families or multi generational living. From the moment you step inside, you are greeted by vaulted ceilings over the bright and spacious living room, creating an open and welcoming first impression. The main level flows seamlessly into the kitchen and breakfast nook, complete with newer stainless steel appliances, granite countertops, and plenty of space for everyday meals and family gatherings. Updated windows throughout the home enhance natural light and energy efficiency, while the absence of Poly B plumbing provides added peace of mind. The upper level features a well designed layout with a primary bedroom offering a private 4 piece ensuite, along with two additional bedrooms and a full 4 piece bathroom, perfect for families with young children. The third level is fully above grade and offers a large, open family room with a cozy fireplace and direct access to the backyard patio, creating an ideal space for relaxing or entertaining. This level also includes an additional bedroom, a 2 piece bathroom, laundry, and a convenient side entrance, providing flexibility for guests or extended family. The fully developed basement expands your living space even further with a recreation room, an additional bedroom, and a 4 piece bathroom. A generous crawl space offers excellent storage, with the furnace and hot water tank tucked neatly away. Outside, the home truly stands out with a unique and mature backyard featuring cherry, plum, and apple trees, along with blueberries and strawberries, all enclosed by a new vinyl fence that offers added privacy and low maintenance

living. Located in a well established neighborhood known for its accessibility and community feel, you are just minutes from schools, parks, shopping, public transit, and major roadways, making daily commutes and family routines seamless. This home offers the perfect balance of space, comfort, and long term value in Calgary's southeast, an excellent opportunity for buyers looking to settle into a stable, family oriented community