



**20 Applewood Way SE
Calgary, Alberta**

MLS # A2303683



\$585,000

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 4 level split situated on a prominent corner lot in the established, family friendly community of Applewood Park. Offering 5 bedrooms, multiple living spaces, and a double front attached garage, this home is perfectly suited for growing families, multi generational living, or savvy buyers seeking long term value. Step inside to a bright and inviting main level highlighted by vaulted ceilings that elevate the spacious living room, creating an open and airy first impression. The functional layout flows seamlessly into the kitchen and breakfast nook, where you will find newer stainless steel appliances, granite countertops, and plenty of space for both everyday living and entertaining. Thoughtful updates throughout include newer windows for improved natural light and efficiency, along with the added peace of mind of no Poly B plumbing. Upstairs, the well designed layout features a generous primary bedroom complete with a private 4 piece ensuite, along with two additional bedrooms and a full bathroom, ideal for families. The third level is fully above grade and offers a large, comfortable family room with a cozy fireplace and direct access to the backyard patio, perfect for relaxing or hosting guests. This level also includes an additional bedroom, 2 piece bathroom, laundry area, and a convenient side entrance, providing excellent flexibility for extended family or potential secondary living arrangements. The fully developed basement adds even more versatility with a spacious recreation room, an additional bedroom, and a full 4 piece bathroom. A large crawl space provides exceptional storage, with the mechanical systems neatly tucked away. Outside, the home truly shines. The mature and private backyard is a rare find, featuring cherry, plum, and apple trees, along with blueberries and strawberries, all surrounded by a newer vinyl

fence for low maintenance living. Located just minutes from schools, parks, shopping, transit, and major roadways, this home offers exceptional convenience in a well connected southeast Calgary location. Combining space, functionality, and strong long term potential, this is a fantastic opportunity to own a well cared for home in an established community.