



**871 Applewood Drive SE  
Calgary, Alberta**

**MLS # A2149481**



**\$688,800**

<b>Division:</b>	Applewood Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,859 sq.ft.	<b>Age:</b>	1996 (28 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Front Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** N/A

Welcome to this spacious home in the heart of the community of Applewood, this fantastic two storey house with large windows and an open living areas of family, dining and kitchen, that filled with natural light all year round. Featuring over 2,500 square feet of livable area including 5 bedrooms and three full and one-half baths, plus a sizable yard that is absolutely an abundant space for a large family. Impressive features include hardwood & laminated and tiled flooring on the main and upper floors, roof (2015), Furnace (2017), Air conditioning (2017), heated garage, and much more to be mentioned plus a large recently finished deck with maintenance free materials & retractable awning for hot summer day. Functional kitchen with original Oak cabinet and granite counter tops. Large family room with fireplace opens to dinning room with full access to the back yard with a deck, with fully landscaped and fenced. Upper level with a large bonus room, three very good-sized bedrooms with two full baths. Master bedroom with a walk-in closet and 4 pc ensuite bath. Fully developed basement with additional two bedrooms, a full 4 pc bath and a storage room. This home is within walking distance to bus and schools, and easy Access to 17 Ave and all other amenities. Easy access to Stoney Trails & about 20 minutes to downtown. Don't miss this opportunity and come visit now!