



**GRASSROOTS**  
REALTY GROUP

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**219 Applestone Park SE**  
**Calgary, Alberta**

**MLS # A2160893**



**\$639,900**

<b>Division:</b>	Applewood Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,664 sq.ft.	<b>Age:</b>	1998 (26 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 Yard, No Neighbours Behind, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Separate/Exterior Entry, Full, Walk-Out To Grade
<b>Exterior:</b>	Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	No Animal Home, No Smoking Home

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-C1
<b>Utilities:</b>	-

**Inclusions:** None

Welcome to this delightful two-story home with an attached front garage and a walkout basement that opens onto peaceful green space. The main floor features a spacious family room, a well-designed kitchen, and a versatile den, all with access to the backyard deck. You'll also find a convenient 2-piece bathroom and a laundry room on this level. Upstairs, enjoy a generous bonus room, a luxurious primary suite with an en-suite bathroom, two additional bedrooms, and a shared 4-piece bathroom. The basement includes an illegal suite with a separate entrance at the back of the house, offering two flex rooms, a family room, a small kitchen, and a separate laundry area. The basement is currently rented out at \$1200 with 50% utilities. This home backs onto a pathway across from a greenspace in the family-friendly neighborhood of Applewood. The home also boasts beautiful Vinyl flooring on both the main floor and basement. For a closer look, be sure to check out the 3D tour and experience all the charm and potential this exceptional property has to offer!