



**GRASSROOTS**  
REALTY GROUP

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**138 Appleburn Close SE**  
**Calgary, Alberta**

**MLS # A2205302**



**\$585,000**

<b>Division:</b>	Applewood Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,204 sq.ft.	<b>Age:</b>	1996 (29 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Rectangular Lot, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<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-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Pantry, Walk-In Closet(s)		

<b>Inclusions:</b>	N/A
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Open House on Saturday March 29 from 2pm to 4pm to public. Welcome to this beautifully renovated 2-story home in Applewood Park! Featuring a double-attached garage, this home has been completely updated with a brand-new roof, fresh paint, and stunning new flooring throughout the main and second levels. The main floor includes a convenient new washer and dryer, located near the 2-piece bathroom. The kitchen is a true highlight, with brand-new appliances (stove, hood fan, dishwasher, fridge) and a corner pantry for extra storage. Upstairs, you'll find a spacious master bedroom with a walk-in closet, two additional bedrooms, and a 4-piece bathroom, all with new vinyl plank flooring. The fully finished basement offers a large recreation room, a versatile flex room, and a 3-piece bathroom—perfect for entertaining or extra living space. Step outside to the large 11'6" x 21'7" deck and fully fenced yard, ideal for summer gatherings. This home offers modern updates and ample space, with quick access to Stoney Trail, Deerfoot Trail, and East Hills Shopping Center (including Costco). Don't miss out—book your showing today!