



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

263 Applewood Drive SE
Calgary, Alberta

MLS # A2212107



\$589,000

| | | | |
|------------------|--|---------------|-------------------|
| Division: | Applewood Park | | |
| Type: | Residential/House | | |
| Style: | Bi-Level | | |
| Size: | 1,081 sq.ft. | Age: | 1996 (29 yrs old) |
| Beds: | 4 | Baths: | 3 |
| Garage: | Double Garage Attached, Garage Door Opener, Garage Faces Front | | |
| Lot Size: | 0.09 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot | | |

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|--------------------|---|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Ceramic Tile, Hardwood, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Separate/Exterior Entry, Finished, Full, Walk-Up To Grade | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | No Animal Home | | |

Inclusions: N/A

Original owner since the day the house was built. Nice Bilevel with walk-up, separate entrance to the basement from the rear of of the house (originally built by the Builder). Double garage attached. Master bedroom has a 4 piece ensuite bath. Basement fully developed with recreation room, 3pc bath, 1 bedroom and 1 den (just like a bedroom with a window but with no closet). The fully fenced back yard is completed with a huge deck, ideal for relaxing, entertaining and summer gatherings. Close to bus and park.