



**GRASSROOTS**  
REALTY GROUP

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191 Applebrook Circle SE  
Calgary, Alberta

MLS # A2289496



**\$499,900**

<b>Division:</b>	Applewood Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,213 sq.ft.	<b>Age:</b>	1995 (31 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached, Heated Garage		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Lawn, Pie Shaped Lot		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Linoleum, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Vaulted Ceiling(s)		

**Inclusions:** All Appliances are sold "as is where is"

Welcome to this bi-level home in Applewood Park! Tucked away on a quiet street and in a cul-de-sac, this 5-bedroom property offers a spacious, open-concept layout perfect for families and entertaining alike. The bright kitchen features stainless steel appliances and flows seamlessly into the dining area and generous living room. The main level also includes a large primary bedroom complete with a walk-in closet and 4-piece ensuite, plus two additional bedrooms and a full bath. The fully finished lower level features an illegal basement suite that includes a large family room with an electric fireplace, kitchen, two additional bedrooms, full bathroom and private laundry. Situated on a pie-shaped lot, the property also includes a heated double garage with 220 wiring.