



GRASSROOTS

REALTY GROUP

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44 Applecroft Road SE
Calgary, Alberta

MLS # A2299033



\$549,000

Division:	Applewood Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,133 sq.ft.	Age:	1982 (44 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating: Forced Air

Floors: Tile, Vinyl

Roof: Asphalt Shingle

Basement: Full

Exterior: Stucco, Wood Frame

Foundation: Poured Concrete

Features: Kitchen Island, Pantry, Quartz Counters, Storage

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: None

Welcome to 44 Applecroft Road SE, located on a quiet, family-friendly street in Applewood Park. The main level features a bright living room with large windows bringing lots of natural light. Kitchen stands out with quartz countertop, kitchen island, ample cabinet space, modern backsplash tiles. On the upper floor, you will find 3 generous sized bedrooms. The primary bedroom is spacious with a built-in closet that keep everything organized. The updated bathroom adds a touch of charm and character with a beautiful clawfoot bathtub, creating a spa-like experience right at home. Additional bedrooms offer flexibility for kids, guests, or your ideal home office. The fully finished basement expands your living possibilities with a spacious recreation area ideal for movie nights, a home gym, or a playroom. A beautifully renovated 3-piece bathroom elevates the lower level with a fully tiled shower and a built-in bench adding both comfort and style. From the kitchen, step directly into a gorgeous backyard complete with a large deck. It's an ideal outdoor space for relaxing, entertaining, or cultivating your own garden oasis. An extra-wide back gate provides convenient access and allows for small RV or trailer parking, adding versatility and value to the outdoor space. Located in a friendly, well-established community, this home offers easy access to Stoney Trail and is just moments from beautiful walking paths and Elliston Park. Whether you're starting out or adding to your portfolio, this home is a must-see — contact us to view it before it's gone.