



**GRASSROOTS**  
REALTY GROUP

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49 Applewood Court SE  
Calgary, Alberta

MLS # A2299094



**\$619,900**

<b>Division:</b>	Applewood Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,746 sq.ft.	<b>Age:</b>	1992 (34 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Insulated		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Cul-De-Sac, Landscaped, Rectangular Lot		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Hardwood, Laminate, Tile

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Wood Frame

**Foundation:** Poured Concrete

**Features:** Built-in Features, Kitchen Island, Open Floorplan, Pantry

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-CG

**Utilities:** -

**Inclusions:** N/A

Exceptional opportunity to own this well-maintained 2-storey home tucked away on a quiet cul-de-sac. Offering 3 bedrooms, 2.5 bathrooms, hardwood floors on the main level, a spacious living room with built-in bookshelves and gas fireplace, and a gourmet kitchen with stainless steel appliances, this home is designed for comfortable family living. Main floor laundry provides added convenience. Upstairs features a bright bonus room/loft and a generous primary retreat with his-and-hers closets and a 4-piece ensuite. The fully finished open basement adds versatile living space for entertaining, relaxing, or family activities. Most windows were replaced in 2017, except for the window above the front door. Step outside to a huge covered deck, good-sized backyard, and extra parking ideal for an RV, trailer, or additional vehicle. Double attached garage. A rare chance to own a spacious and functional home in a desirable location.