



**87 Applefield Close SE  
Calgary, Alberta**

**MLS # A2307661**



**\$635,000**

<b>Division:</b>	Applewood Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,912 sq.ft.	<b>Age:</b>	1994 (32 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Landscaped, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Washer Dryer X 2, TV Bracket X2 and Tv in living room if want, Stove X2, Hood Fan X2, Wall Window Air conditioning Unit in primary Bedroom, BBQ

Welcome to a Custom Built 4 bedroom, 4 bathroom home featuring a WALKOUT BASEMENT. This is not your average Applewood Park home. Designed to stand out with superior space, layout, and flow. Step inside to a soaring main living area with high ceilings that create an open, bright, and inviting feel. Just off the entry is a spacious open concept kitchen with granite countertops that connects seamlessly to a second oversized living area. You get two full living spaces on the main floor, ideal for families, entertaining, or having your own space. Off the kitchen, enjoy a large deck with a gas line for your BBQ, perfect for hosting family and friends. The main level also includes a 2 piece bathroom, a functional mudroom with laundry, and access to the double attached garage. Upstairs features three well sized bedrooms, including a spacious primary retreat with a 4 piece ensuite and walk in closet, along with another 4 piece bathroom. The fully developed WALKOUT BASEMENT offers excellent flexibility with an illegal secondary suite, complete with its own living space, 1 bedroom, and a 4 piece bathroom. Ideal for rental potential or multi generational living. Outside, you will find a beautifully maintained yard with natural gas and hot tub hookups, plus a fire pit, ready for relaxing or entertaining. Located close to schools and just minutes from the East Hills Shopping Centre, this home delivers more space, more flexibility, and more lifestyle in a neighbourhood where opportunities like this do not come up often.