



GRASSROOTS
REALTY GROUP

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866 Applewood Drive SE
Calgary, Alberta

MLS # A2311703



\$558,000

Division:	Applewood Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,333 sq.ft.	Age:	1992 (34 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Landscaped, Rectangular Lot, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Chandelier, Granite Counters, No Animal Home, No Smoking Home, Pantry, See Remarks, Skylight(s), Storage, Walk-In Closet(s), Wood Windows

Inclusions: 3x Dressers in upstairs bedroom. Dresser Unit in Primary Bedroom. Most Furniture is negotiable with sale.

|| FIRST TIME ON MARKET || This home showcases years of care and PRIDE OF OWNERSHIP! Welcome to 866 Applewood Drive SE. This thoughtfully UPDATED and meticulously maintained bungalow sits in the heart of Applewood Park! Conveniently located just steps away from a green space and playground, this home offers the perfect setting for families and outdoor enthusiasts alike. One of the standout features is the rare THREE-BEDROOM MAIN FLOOR layout, complete with generously sized bedrooms that are becoming increasingly rare! The main level also offers beautiful hardwood flooring, tile in all the right places, granite countertops, and TWO FULL BATHROOMS, creating a functional and comfortable space for families of all sizes. Downstairs, you'll find a HUGE fully developed basement offering endless potential. Whether you envision a large recreation room, games area, home theatre, workout space, or room for the kids to play, you'll have the flexibility to make it your own. The lower level is complete with TWO ADDITIONAL BEDROOMS and another full bathroom, making it ideal for larger families, guests, or multi-generational living. Outside, enjoy a beautifully landscaped north-facing backyard inspired by a Japanese garden design, creating a peaceful outdoor retreat to relax and unwind. An attached garage adds everyday convenience and additional storage. Enjoy easy access to nearby walking paths, Stoney Trail, and a variety of shopping and amenities. You're also just minutes from East Hills Shopping Centre, home to Costco, Walmart, and many other popular retailers and services. Homes offering this combination of care, space, and functionality rarely come available. Don't miss your opportunity to own this exceptional Applewood Park bungalow!

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