



GRASSROOTS
REALTY GROUP

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119 Applemont Close SE
Calgary, Alberta

MLS # A2325049



\$559,900

Division:	Applewood Park		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,035 sq.ft.	Age:	1994 (32 yrs old)
Beds:	3	Baths:	2
Garage:	Additional Parking, Alley Access, Concrete Driveway, Driveway, Off Street, Other		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Irregular Lot, Landscaped, Lawn		

Heating:	Fireplace(s), Forced Air, Natural Gas, See Remarks	Water:	-
Floors:	Ceramic Tile, Laminate, Other, See Remarks, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	See Remarks, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Crown Molding, High Ceilings, Open Floorplan, Quartz Counters, See Remarks, Separate Entrance		
Inclusions:	Mini Refrigerator		

A true jewel box home! Designed with elegance and classy masculine features plus thoughtful storage! On a corner lot with extra parking and a garage pad in place. Bring your RV home if you'd like and don't worry about sidewalks to shovel. A welcoming high ceiling greets you as you enter the foyer opening into the grand living room. The upper level features a white, clean kitchen with quartz counters and plenty of storage. The dining room patio doors open to the deck creating indoor / outdoor living. From the deck enjoy occasional romantic distant fireworks put on at Elliston Park. The upper level has the primary bedroom and the large full bathroom accesses as an en-suite. The second bedroom is currently being used as an office. The basement is fully finished and open similar to a studio floorplan! A bedroom, recreation room showcasing an electric fireplace and kitchenette is very comfortable and practical! A full bathroom, laundry room, incredible storage and back entrance complete the awesome basement. The hot water tank has recently been upgraded. (Note: during photo publishing some storage items were virtually removed). The yard is private, fenced with two gates, has a firepit, low maintenance landscaping, multiple areas to entertain and storage. Quick access to Stoney, great shopping and parks in an established community. Come home to 119 Charming Applemont Close SE.