



GRASSROOTS
REALTY GROUP

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49 Applewood Court SE
Calgary, Alberta

MLS # A2331770



\$585,000

Division:	Applewood Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,746 sq.ft.	Age:	1992 (34 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Insulated		
Lot Size:	0.10 Acre		
Lot Feat:	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

Welcome to this beautifully maintained 2-storey home, perfectly situated on a quiet cul-de-sac in a sought-after family-friendly community! Offering 3 spacious bedrooms, 2.5 bathrooms, and a fully developed basement, this move-in-ready home combines comfort, functionality, and exceptional value. The inviting main floor features rich hardwood flooring, a bright and spacious living room with custom built-in bookshelves and a cozy gas fireplace, plus a well-appointed gourmet kitchen with stainless steel appliances, ample cabinetry, and plenty of workspace for everyday living and entertaining. Convenient main floor laundry completes this level. Upstairs, you'll love the bright and versatile bonus room—ideal as a family room, home office, or kids' play area. The generous primary suite offers a private retreat with his-and-hers closets and a 4-piece ensuite, while two additional bedrooms provide plenty of space for the growing family. The fully finished open-concept basement adds even more living space. Step outside to enjoy the huge covered deck overlooking the spacious backyard—an ideal setting for summer BBQs, relaxing evenings, and family gatherings. Extra parking accommodates an RV, trailer, or additional vehicles, along with the convenience of a double attached garage. Most windows were replaced in 2017 (excluding the window above the front entry), providing added peace of mind. Located close to parks, schools, shopping, and everyday amenities, this exceptional home offers the perfect blend of space, comfort, and lifestyle. Don't miss your opportunity to make it yours!