



GRASSROOTS
REALTY GROUP

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119 Applemont Close SE
Calgary, Alberta

MLS # A2352067

\$539,900

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, OT		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Irregular Lot, Landscaped, Lav		

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-C1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Crown Molding, High Ceilings, Open Floorplan, Quartz Counters, See Remarks, Separate Entrance		

Inclusions: Dishwasher sold as is condition

Truly a jewel box home with separate entrance, designed with classy features and thoughtful storage! This corner lot is located on a quiet street with extra parking and a double 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 two bedrooms and a large full bathroom with access from the primary bedroom. 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 separate 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. Book your showing today!