



THE
A-TEAM

**RE/MAX
FIRST**

906 APPLEWOOD Drive, Calgary T2A 7P2

MLS®#: **A2160173**

Area: **Applewood Park**

Listing Date: **09/19/24**

List Price: **\$715,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1992**

Lot Information

Lot Sz Ar: **4,563 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane,Back Yard**
Park Feat: **Double Garage Attached**

DOM

62
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Fire Pit**

Construction: **Stucco,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Freezer,Gas Stove,Microwave,Refrigerator**
Int Feat: **No Animal Home,No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	7`10" x 4`11"
2pc Bathroom	Main	7`8" x 2`11"
Dining Room	Main	7`1" x 11`7"
Family Room	Second	16`1" x 10`1"
3pc Ensuite bath	Second	9`8" x 5`5"
Bedroom	Second	9`8" x 9`10"
Furnace/Utility Room	Basement	12`7" x 7`1"

Room	Level	Dimensions
Laundry	Main	5`1" x 6`4"
Living Room	Main	15`9" x 13`5"
Mud Room	Main	9`11" x 3`0"
Bedroom - Primary	Second	14`1" x 12`0"
4pc Bathroom	Second	8`5" x 4`11"
Bedroom	Second	8`11" x 10`7"
3pc Bathroom	Basement	4`5" x 4`5"

Bedroom
Family Room

Basement
Basement

9`11" x 10`9"
9`0" x 12`6"

Kitchenette
Laundry
Legal/Tax/Financial

Basement
Basement

12`8" x 7`6"
4`7" x 3`5"

Title:
Fee Simple
Legal Desc:

9112192

Zoning:
R-C2

Remarks

Pub Rmks: **The detail in this home will offer you comfort and luxury. This Applewood home has over 2300 square feet of living space which includes a developed basement. As you enter this home, you can appreciate the perfection in all of the renovations. The attention to detail will be evident. The living room as a beautiful fireplace with large windows looking into a huge neat backyard. Adjacent to the living room is beautifully designed kitchen with a gas stove and stainless steel appliances. All of the brand new features along with plenty of cupboards will have your friends adoring your kitchen! So again, brand new appliances and brand new water tank! And then there is the backyard...it is something to be experienced. Peaceful. Massive. Possibilities await you. You can access the back gate via the back alley and host family and friend gatherings in this luxurious backyard for the ultimate experience. For convenience, the washer and dryer are also on the main floor next to the bathroom. The double garage is spacious and ready to welcome your vehicles! The upstairs has 3 bedrooms, a spacious bonus room and 2 full bathrooms. This newly renovated home, feels like a brand new home yet offers the comfort of a developed community. The lighting in the home is superb, bright while being gentle on the eyes. What about the basement? Laminate flooring throughout the basement will make it easy to maintain! The basement bathroom follows the design features of the other bathrooms in the home with beautiful tiles. With a good sized additional bedroom in the basement, the living room space also has a wet bar with another full-sized fridge. This stunning home is close to many amenities such as the Applewood Recreation Park, East Hills Shopping (includes Costco, Walmart, Cineplex Cinemas and much more!), parks and more. This house is a home waiting to be YOURS.**

Inclusions: **NONE**
Property Listed By: **Century 21 Bravo Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













