



THE
A-TEAM

**RE/MAX
FIRST**

219 APPLESTONE Park, Calgary T2A 7W3

MLS®#: **A2160893**

Area: **Applewood Park**

Listing Date: **08/27/24**

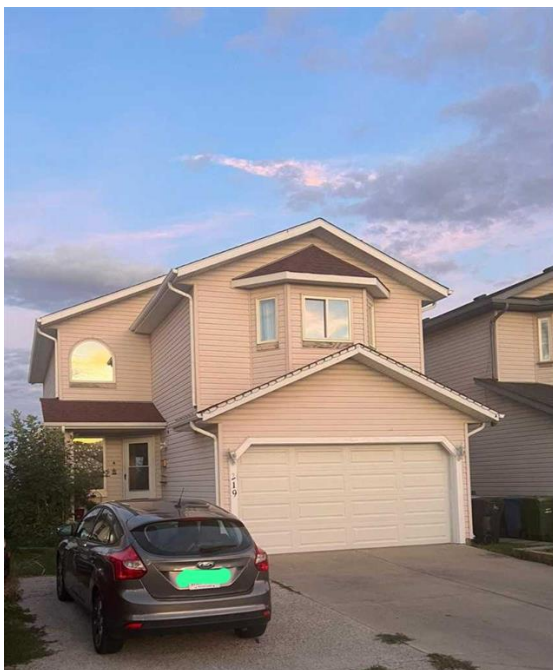
List Price: **\$599,000**

Status: **Active**

County: **Calgary**

Change: **-\$21k, 18-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**

Sub Type: **Detached**

City/Town: **Calgary**

Year Built: **1998**

Lot Information

Lot Sz Ar: **4,069 sqft**

Lot Shape:

Finished Floor Area

Abv Sqft: **1,663**

Low Sqft:

Ttl Sqft: **1,663**

DOM

22

Layout

Beds: **5 (3 2)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Yard,No Neighbours Behind,Rectangular Lot**

Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Private Yard**

Construction:

Vinyl Siding,Wood Frame

Flooring:

Carpet,Ceramic Tile,Laminate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer,Window Coverings

Int Feat:

No Animal Home,No Smoking Home

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4`9" x 5`9"	Dining Room	Main	10`7" x 8`1"
Foyer	Main	12`5" x 11`8"	Other	Main	17`5" x 19`9"
Kitchen	Main	10`7" x 11`11"	Living Room	Main	12`6" x 20`0"
4pc Bathroom	Second	7`9" x 5`1"	4pc Ensuite bath	Second	5`1" x 8`2"
Bedroom	Second	9`10" x 9`1"	Bedroom	Second	8`6" x 9`0"
Family Room	Second	17`2" x 17`1"	Bedroom - Primary	Second	15`10" x 10`7"
3pc Bathroom	Basement	6`11" x 6`6"	Bedroom	Basement	10`2" x 8`4"
Bedroom	Basement	8`1" x 8`8"	Kitchen	Basement	16`11" x 8`2"
Game Room	Basement	20`4" x 10`11"	Furnace/Utility Room	Basement	7`2" x 6`0"

Legal/Tax/Financial

Title: **Fee Simple**
 Zoning: **R-C1**
 Legal Desc: **9711852**

Remarks

Pub Rmks: **Welcome to this delightful two-story home with an attached front garage and a walkout basement that opens onto peaceful green space. The main floor features a spacious family room, a well-designed kitchen, and a versatile den, all with access to the backyard deck. You'll also find a convenient 2-piece bathroom and a laundry room on this level. Upstairs, enjoy a generous bonus room, a luxurious primary suite with an en-suite bathroom, two additional bedrooms, and a shared 4-piece bathroom. The basement includes an illegal suite with a separate entrance at the back of the house, offering two flex rooms, a family room, a small kitchen, and a separate laundry area. The basement is currently rented out at \$1200 with 50% utilities. This home backs onto a pathway across from a greenspace in the family-friendly neighborhood of Applewood. The home also boasts beautiful Vinyl flooring on both the main floor and basement. For a closer look, be sure to check out the 3D tour and experience all the charm and potential this exceptional property has to offer!**

Inclusions: **None**
 Property Listed By: **First Place Realty**

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

