



THE
A-TEAM

**RE/MAX
FIRST**

96 APPLECREST Crescent, Calgary T2A 7N8

MLS®#: **A2169815**

Area: **Applewood Park**

Listing Date: **10/28/24**

List Price: **\$599,900**

Status: **Active**

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: **4,574 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,345**
Low Sqft:
Ttl Sqft: **1,345**

DOM

0
Layout
Beds: **5 (3 2)**
Baths: **3.0 (3 0)**
Style: **3 Level Split**

Parking

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

Access:

Lot Feat: **Back Yard,Rectangular Lot**
Park Feat: **Additional Parking,Double Garage Attached,Garage Door Opener,Heated Garage,Off Street,On Street**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

Construction: **Brick,Concrete,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Laminate,Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Garage Control(s),Gas Stove,Microwave,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Chandelier,Closet Organizers,Storage,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Upper	14`8" x 14`4"	Dining Room	Upper	11`9" x 9`11"
Living Room	Main	13`11" x 11`11"	Family Room	Basement	23`4" x 11`11"
Bedroom - Primary	Upper	13`11" x 12`6"	Bedroom	Upper	9`11" x 8`2"
Bedroom	Upper	11`6" x 9`6"	Bedroom	Basement	10`11" x 10`8"
Bedroom	Basement	13`3" x 9`2"	4pc Ensuite bath	Upper	7`6" x 4`11"

4pc Bathroom
Laundry

Upper
Basement

7`11" x 4`11"
6`10" x 5`6"

3pc Bathroom
Furnace/Utility Room
Legal/Tax/Financial

Basement
Basement

8`9" x 4`11"
7`1" x 6`10"

Title:
Fee Simple
Legal Desc:

9112192

Zoning:
R-CG

Remarks

Pub Rmks:

Welcome to this well maintained 3 level split spacious home, 5 bedrooms /3 baths home located in the amazing friendly community of Applewood. Upon entering home, the high ceiling foyer & it's modern round chandelier add decor to the spacious living room, well lighted by natural light penetrating through large windows, cozied up by its corner wood frame natural gas fireplace and laminate flooring. Walking up a few stairs is the formal dining room & a bright sunny southeast facing spacious white kitchen with mainly stainless steel appliances, gas stove, and a nice size nook. This level is completed by 3 nice size bedrooms, including an enormous master with its 4 pc en-suite as well as another bath (both tubs updated by bath fitter). The basement has a huge family room with a Murphy bed, white Ikea wall closets, a cozy gas fireplace surrounded by the stone decor wall, 2 more larger than upstairs bsm bedrooms with heated flooring , a 3 pc bathroom, with modern shower, laundry room with Ikea storage cabinets and plenty of crawl space storage to organize all the extra stuff. Home is also updated with professionally installed air conditioner, water softener system, garage heater, Nest thermostat and 2 Nest smoke detectors. It also has knock down ceiling & freshly painted, has top-down, bottom-up shades, plenty of built-in cabinets in the double attached garage to store all your maintenance tools and a basement sum pump. You will never have to worry about where your guests, visitors or extra cars will be parked, as in addition to the double attached garage and drive way, there are plenty of parking spaces across the street and no homes. The sunny south back yard is well arranged with its huge deck, high trees, shrubs, wrapped up with its updated fence and an exit gate to the alley. Home perfect location, just a walk away from main roads such as; Memorial Drive, Stoney Trail, 16 and 17 Ave, near walking and biking pathways, close to East Hills shopping centre, Ellison park and public transportation, makes this home a real gem. Call your favorite realtor to view it.

Shed, Unattached Bsm bedrooms closets.
Heritage Elite Realty

Inclusions:
Property Listed By:

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









