



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**82 APPLEMEAD Court, Calgary T2A 7V5**

MLS® #: **A2173232**      Area: **Applewood Park**      Listing Date: **10/16/24**      List Price: **\$524,900**  
 Status: **Pending**      County: **Calgary**      Change: **-\$10k, 01-Nov**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1997**  
Lot Information  
 Lot Sz Ar: **3,907 sqft**  
 Lot Shape:

Finished Floor Area

Abv Sqft: **1,275**  
 Low Sqft:  
 Ttl Sqft: **1,275**

DOM

**36**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Backs on to Park/Green Space,Cul-De-Sac,Front Yard,Lawn,No Neighbours Behind,Landscaped,Pie Shaped Lot**  
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt**  
 Heating: **High Efficiency,Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Private Entrance,Private Yard**

Construction: **Vinyl Siding**  
 Flooring: **Carpet,Other,Tile**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Oven,Range Hood,Refrigerator,Washer**  
 Int Feat: **Ceiling Fan(s),Granite Counters,No Smoking Home**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen With Eating Area</b>	<b>Main</b>	<b>18`11" x 15`6"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`4" x 5`0"</b>
<b>3pc Ensuite bath</b>	<b>Second</b>	<b>5`8" x 6`4"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`5" x 12`0"</b>
<b>Laundry</b>	<b>Basement</b>	<b>8`3" x 6`9"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>6`0" x 6`11"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>15`2" x 15`11"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>13`0" x 12`9"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`2" x 11`7"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>9`2" x 10`9"</b>
<b>Family Room</b>	<b>Basement</b>	<b>17`11" x 28`11"</b>

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-CG**

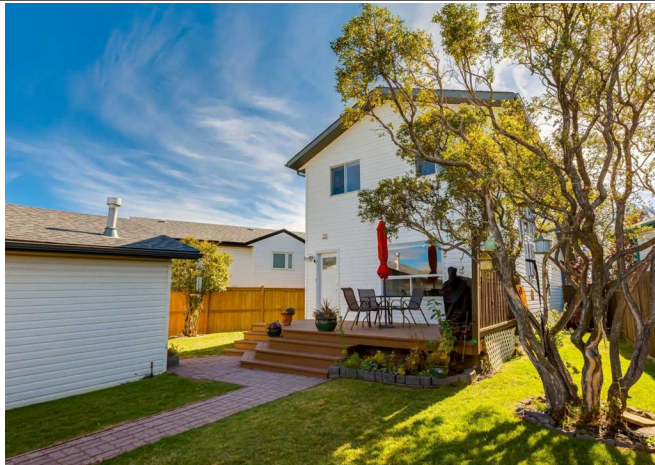
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Remarks

Pub Rmks: **Very well kept, bright, home. Loads of upgrades. Big ticket items are done! Gorgeous yard! Backs onto Green Space with No Neighbors Behind. Fully renovated kitchen with soft close cabinets, granite counter tops, stainless steel appliances, high end engineered flooring, an apron sink & tasteful back splash. The main floor half bath is fully renovated & matches the kitchen. High Efficiency Furnace, Central Air, Upgraded Attic Insulation, Shingles, Siding, & Deck are all done! The double detached garage makes winter better & has a roughed in gas line. The back yard is fully fenced & adorned with mature greenery, garden borders, and a deck conveniently located off the kitchen. Backing onto a huge greenspace with no neighbors behind makes your yard the perfect sanctuary. The spacious living room with large front window has plenty of space for family & guests. Upstairs there is a private master suite with 3 pc ensuite, 4-pc bath & 2 additional bedrooms. Newer carpet on the main & upper level. The developed basement has a separate laundry room, large family room, under stair storage & the utility room. The large greenspace behind offers loads of recreational activities. Multiple walking/biking paths run through out the community connecting you to the city's pathway system. Public transit, easy access to Stoney Trail & a quick commute downtown. Your new home is calling!**

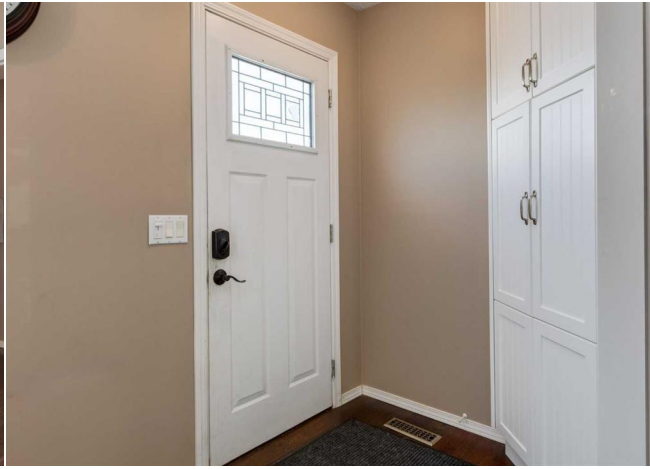
Inclusions: **Garage Door Remote Controls**  
Property Listed By: **RE/MAX First**

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









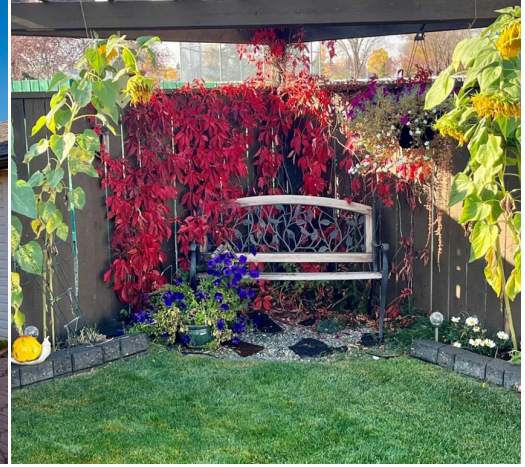










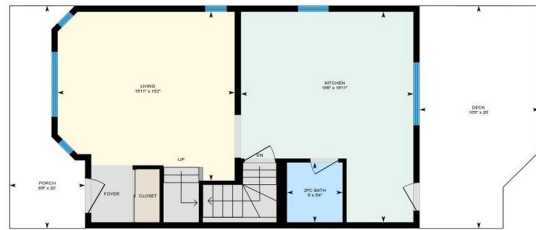






82 Applemead Ct SE, Calgary, AB

1st Floor Exterior Area 638.11 sq ft



0 4 8 ft

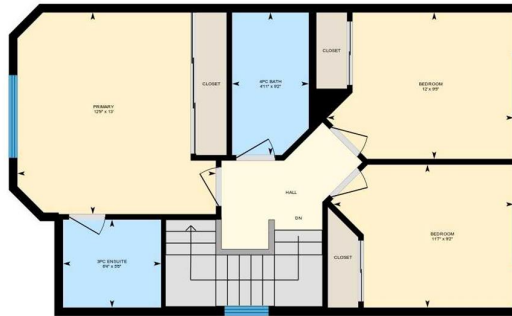
PREPARED: 2024/09/24

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



82 Applemead Ct SE, Calgary, AB

2nd Floor Exterior Area 639.57 sq ft



0 3 6 ft

PREPARED: 2024/09/24

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82 Applemead Ct SE, Calgary, AB

Basement (Below Grade) Interior Area 393.05 sq ft  
Excluded Area 119.02 sq ft



0 3 6 ft

PREPARED: 2024/09/24

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