



THE
A-TEAM

**RE/MAX
FIRST**

73 APPELMONT Place, Calgary T2A7S3

MLS® #: **A2181181** Area: **Applewood Park** Listing Date: **11/27/24** List Price: **\$550,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **1995** Abv Sqft: **1,464**
Lot Information Low Sqft:
 Lot Sz Ar: **4,036 sqft** Ttl Sqft: **1,464**
 Lot Shape:

DOM

24
Layout
 Beds: **3 (2 1)**
 Baths: **2.0 (2 0)**
 Style: **4 Level Split**

Parking

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

Access:
 Lot Feat: **Back Lane**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Concrete, Vinyl Siding, Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet, Laminate, Linoleum**
 Sewer: Water Source:
 Ext Feat: **None** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher, Dryer, Electric Range, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings**
 Int Feat: **Bar, High Ceilings, Kitchen Island, Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	10`10" x 9`9"	Kitchen	Main	14`8" x 12`5"
Dining Room	Main	9`4" x 8`10"	Family Room	Lower	17`5" x 11`11"
Bedroom	Lower	9`6" x 9`6"	4pc Bathroom	Lower	8`6" x 7`0"
Bedroom - Primary	Second	14`2" x 11`11"	Bedroom	Second	9`11" x 9`6"
4pc Bathroom	Second	7`4" x 5`10"	Laundry	Basement	11`8" x 4`11"

Exercise Room

Basement

11`7" x 10`10"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9312502

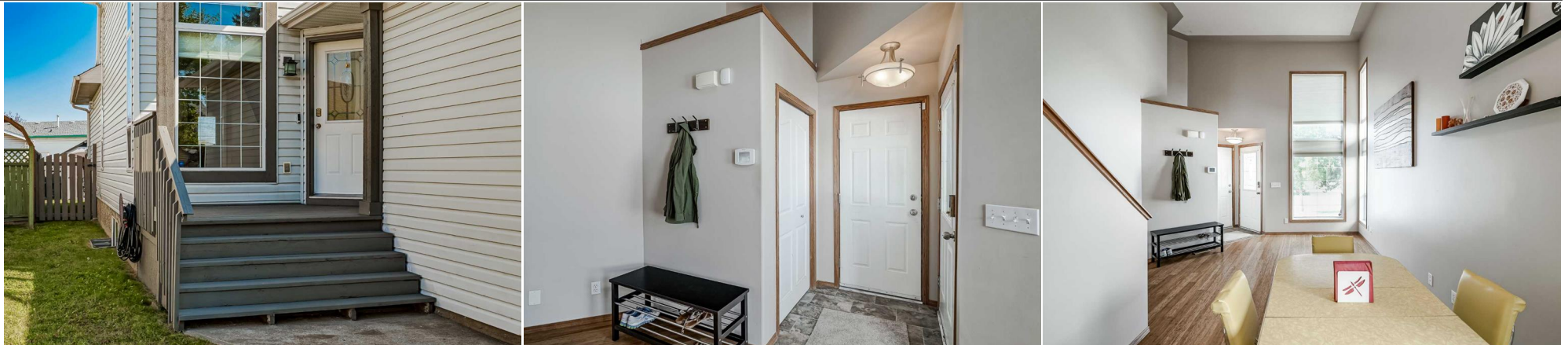
Zoning:
R-C1N

Remarks

Pub Rmks: **Exceptional Value Meets Versatile Living in This 4-Level Split Home! With its spacious layout, modern design, and convenient location, this home offers a unique combination of comfort, style, and practicality, making it a valuable investment for your family. This 4-level split, with its unique features such as the soaring open-to-above ceilings and the seamless indoor-outdoor living, offers abundant space and thoughtful design that truly make it stand out. On the top level, you'll find two oversized bedrooms, each designed for comfort and a full bathroom—perfect for unwinding at the end of the day. The main level features a striking living and dining area with soaring open-to-above ceilings that flood the space with natural light, creating a grand and inviting ambiance. The well-appointed kitchen, complete with a central island, is ideal for both meal prep and casual gatherings. The first lower level is the heart of cozy living, with a warm family room, an additional bedroom, and a full bathroom. From here, sliding doors lead directly to the backyard, seamlessly blending indoor and outdoor living—perfect for summer BBQs, playdates, or quiet evenings under the stars. The lowest level brings flexibility to the home with a spacious recreation room, currently outfitted as a gym, complete with a wet bar. This versatile space can be transformed into a home office, a playroom, or a media room, catering to your unique lifestyle. Ample storage space and a dedicated laundry area complete this level, ensuring every square foot of the home is maximized. And let's remember the attached double garage, offering convenience and practicality rarely found in homes at this price point. Brand-new carpets throughout the home add a fresh touch, while the roof (replaced in 2021) offers peace of mind for years to come. Located in a family-friendly neighbourhood, this home is unmatched in its space, style, and value combination. With its spacious design and unique features, it's the perfect place to create lasting family memories. Don't miss the opportunity to make it yours—schedule your viewing today before it's gone!**

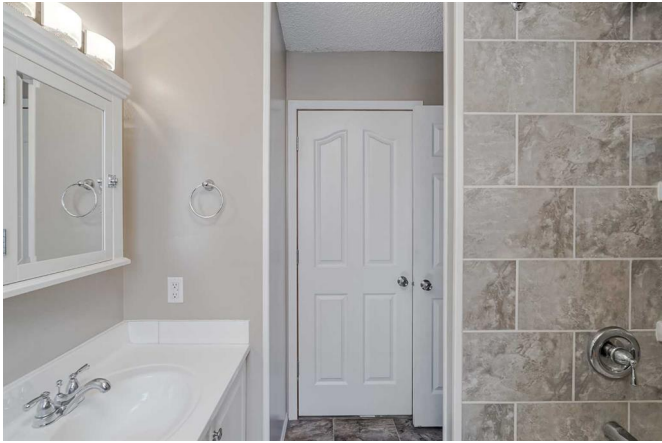
Inclusions: **N/A**
Property Listed By: **eXp Realty**

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





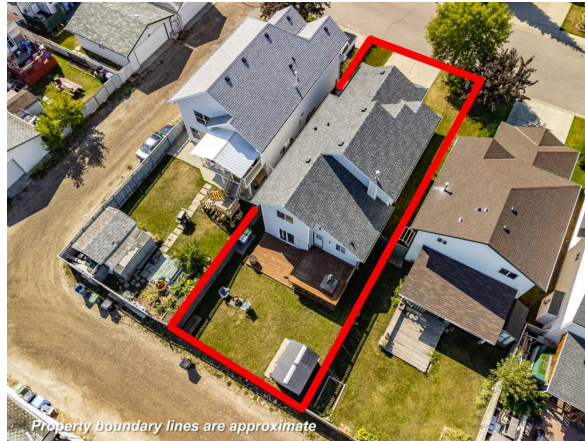








Property boundary lines are approximate



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