



THE
A-TEAM

**RE/MAX
FIRST**

315 APPLGLEN Place, Calgary t2a 7v9

MLS®#: **A2183869**

Area: **Applewood Park**

Listing Date: **12/22/24**

List Price: **\$687,000**

Status: **Active**

County: **Calgary**

Change: **-\$8k, 14-Jan**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1997**

Finished Floor Area

Abv Sqft: **1,224**

Low Sqft:

Ttl Sqft: **1,224**

Lot Information

Lot Sz Ar: **8,245 sqft**

Lot Shape:

DOM

30

Layout

Beds: **4 (4)**

Baths: **3.0 (3 0)**

Style: **4 Level Split**

Parking

Ttl Park: **6**

Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Cul-De-Sac,Lawn,Garden,Landscaped,Level,Pie Shaped Lot**

Park Feat: **Double Garage Attached,Heated Garage**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Garden,Lighting,Playground,Private Entrance,Private Yard,RV Hookup**

Construction:

Stucco,Wood Frame

Flooring:

Carpet,Ceramic Tile,Laminate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Dishwasher,Dryer,Gas Stove,Refrigerator,Washer,Window Coverings**

Int Feat: **Granite Counters,High Ceilings,Kitchen Island**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	17`5" x 11`8"
Bedroom - Primary	Second	14`9" x 11`10"
Dining Room	Main	9`10" x 8`11"
Bedroom	Second	10`5" x 9`3"
4pc Ensuite bath	Second	
4pc Bathroom	Main	

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	10`6" x 8`11"
Bedroom	Main	10`9" x 8`6"
Family Room	Main	16`11" x 15`5"
Bedroom	Second	10`5" x 8`10"
4pc Bathroom	Second	

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

9711444

Remarks

Pub Rmks: **EXTENSIVELY RENOVATED 4 LEVEL SPLIT IN THE LAST 2 YEARS. SOME OF THE FEATURES ARE KITCHEN RENOVATED WITH NEW CABINETS,NEW QUARTEZ COUNTER TOPS,NEW FLOOR CERAMIC TILES,NEW BATHROOM VANITIES AND NEW TILES,ALL NEW APPLIANCES,NEW SINK IN THE GARAGE,NEW PAINT IN THE HOUSE AND NEW PAINT ON OUTSIDE STUCCO,NEW CARPETS AND LAMINATE FLOORING AND THE LIST GOES ON.HOUSE COMES WITH 3 BEDROOMS ON THE UPPER LEVEL MASTER WITH FULL BATH EN-SUITE..MAIN LEVEL LIVINGROOM WITH VAULTED CEILING AND NEW FLOORING,KITCHEN AND DINING ROOM TOTALLY RENOVATED,3RD LEVEL FAMILY ROOM WITH GAS FIRE PLACE ,ONE BEDROOM,FULL BATH AND LAUNDRY.DOOR GOING OUT FROM 3RD LEVEL TO THE BACK YARD TO A HUGE DECK.CLOSE TO ALL THE AMENITIES,LIKE SHOPPING,TRANSPORTATION AND SCHOOLS AND MAJOR ROUTES.VERY EASY TO SHOW.HOUSE SHOWS VERY WELL.LOCATED ON ONE OF THE BIGGEST LOT IN APPLEWOOD.OVERSIZED DOUBLE HEATED GARAGE.**

Inclusions:
Property Listed By: **none**
Royal LePage METRO

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











