



THE
A-TEAM

**RE/MAX
FIRST**

7 APPLECREST Court, Calgary T2A 7N8

MLS®#: **A2195778** Area: **Applewood Park** Listing Date: **02/25/25** List Price: **\$629,800**
Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary** Finished Floor Area
Year Built: **1993** Abv Sqft: **1,311**
Low Sqft:
Lot Sz Ar: **4,370 sqft** Ttl Sqft: **1,311**
Lot Shape:

DOM

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

Parking

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

Access:
Lot Feat: **Back Lane,Corner Lot,Irregular Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**
Heating: **Forced Air** Flooring: **Carpet,Hardwood,Tile,Vinyl Plank**
Sewer: Ext Feat: **Storage** Water Source: **Poured Concrete**
Fnd/Bsmt:
Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Chandelier,High Ceilings,Open Floorplan,Storage**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		

Title: **Fee Simple** Zoning: **R-CG**
Legal Desc: **9310418**

Remarks

Pub Rmks: **Nestled on a desirable corner lot, this beautifully updated 4-level split home offers the perfect blend of comfort and convenience. With a park right at your doorstep**

and a playground within walking distance, this home is ideal for families and outdoor enthusiasts alike. Step into the welcoming foyer with soaring ceilings, abundant natural light, and a convenient coat closet. From here, you'll have access to the double attached garage and a versatile flex room with a cozy brick gas fireplace perfect as a guest room, playroom, or home office. A few steps up, the bright living room with high ceilings flows seamlessly into the dining area and U-shaped kitchen. From the dining area, step through patio doors onto your back porch and enjoy the backyard space. Upstairs, the spacious primary bedroom features a charming TV/coffee station nook, while two additional bedrooms share a full bathroom and a linen closet for added storage. The finished basement offers a bright and inviting family room, so you never feel like you're on the lowest level. You'll also find a laundry room with a 3-piece bathroom and ample storage in the crawl space. Fantastic Location: * Easy access to Stoney Trail & 17 Ave * Close to COSTCO, shopping, and amenities * Steps from Elliston Lake Park and pathways With its updated interiors, prime location, and versatile layout, this home is a must-see. Book your showing today! Freshly Painted, NEW VP flooring, NEW Carpet, NEW Light fixtures & professionally cleaned.

Inclusions:
Property Listed By:

n/a
Premiere Realty Direct

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





