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826 Applewood Drive SE
Calgary, Alberta

MLS # A2352091

$709,999

Division:	Applewood Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,463 sq.ft.	**Age:**	1996 (30 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Heated Garage, Insulated, S		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, See Remarks		

Heating:	Central, Forced Air	**Water:**	-
Floors:	Carpet, Ceramic Tile, Hardwood	**Sewer:**	-
Roof:	Asphalt	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	R-C1
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Granite Counters, See Remarks, Vinyl Windows		

Inclusions: None

*** OPEN HOUSE SATURDAY OCT 17, 1 - 4 PM *** Welcome to this FORMER SHOWHOME GEM in the heart of beautiful Applewood! Situated on a spacious corner lot, this exceptionally upgraded home offers an impressive combination of comfort, functionality, and unique features throughout. A rare highlight is the TRIPLE DETACHED GARAGE, complemented by a DOUBLE FRONT-ATTACHED GARAGE that has been converted into a spacious family room or large home office. The attached garage can easily be converted back to its original use, offering incredible flexibility to suit your needs. Both garages are insulated, heated, and equipped with extensive built-in cabinetry. A thoughtfully designed storage addition, built to complement the detached garage, provides even more space for your storage needs. A spacious deck between the house and detached garage creates an inviting outdoor living area, while the backyard features an INCLUDED HOT TUB, perfect for relaxing and unwinding. Inside, you'll appreciate the thoughtful upgrades and attention to detail, including beautiful hardwood and ceramic tile flooring throughout most of the home, with the exception of the bedrooms. All windows feature elegant, high-end plantation shutters, while three windows are additionally equipped with exterior roller shutters for enhanced privacy and comfort. Other notable features include CENTRAL AIR CONDITIONING, TWO FIREPLACES, and the convenience of main-floor laundry located in the bathroom. Upstairs, a charming WET BAR COMPLETE WITH A MINI FRIDGE AND WINE STORAGE adds a special touch, ideal for entertaining or enjoying a relaxing evening at home. With so many exceptional features and upgrades, this home truly stands apart from the ordinary. TOO MANY FEATURES TO LIST — A MUST-SEE TO FULLY APPRECIATE THIS

RARE FIND!

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