

207 Appleglen Park SE  
Calgary, Alberta

MLS # A2200589



**\$684,900**

<b>Division:</b>	Applewood Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,902 sq.ft.	<b>Age:</b>	1997 (28 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Lawn, Private, Street Lighting		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Pantry		

**Inclusions:** N/A

Welcome to this exceptional residence, perfectly situated in the highly sought-after community of Applewood Park. This stunning property offers four generously sized bedrooms and 2.5 bathrooms, thoughtfully designed to accommodate the needs of a growing family. Upon entering, you are greeted by an open and inviting ambiance, enhanced by an abundance of natural light. The main floor seamlessly blends open-concept living with well-defined spaces, creating a harmonious flow throughout. The expansive great room, featuring a cozy gas fireplace, provides a warm and welcoming setting, ideal for both relaxation and entertaining. Adjacent to the great room, the well-appointed kitchen and spacious dining area offer the perfect space for hosting intimate family meals or larger gatherings. The upper level boasts four well-proportioned bedrooms, including a beautifully designed primary suite, complemented by three additional bedrooms that provide ample space for family members or a home office. The lower level features a self-contained one-bedroom, complete with a kitchen / bar. The open-concept design of this space allows for versatility, offering both living and dining areas suited to various needs. Nestled within a family-friendly community, this home is surrounded by parks, green spaces, and numerous recreational opportunities. With its thoughtful design, prime location, and exceptional living spaces, this property presents a rare opportunity to experience both comfort and convenience. Do not miss the chance to make this remarkable home your own.