



THE
A-TEAM

**RE/MAX
FIRST**

1130 MAPLE Avenue, Crossfield T0M 0S0

MLS® #: **A2123804**

Area: **NONE**

Listing Date: **04/25/24**

List Price: **\$590,000**

Status: **Pending**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Crossfield**
Year Built: **1992**
Lot Information
Lot Sz Ar: **6,697 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,520**
Low Sqft:
Ttl Sqft: **1,520**

DOM

24
Layout
Beds: **6 (3 3)**
Baths: **3.0 (3 0)**
Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Backs on to Park/Green Space,No Neighbours Behind,Landscaped**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Yard**

Construction: **Wood Frame**
Flooring: **Carpet,Laminate**
Water Source:
Fnd/Bsmt: **Wood**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Garage Control(s),Gas Stove,Range Hood,Refrigerator,Window Coverings**
Int Feat: **No Animal Home,No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	16`1" x 10`10"
Dining Room	Main	13`1" x 7`7"
Laundry	Main	5`1" x 2`11"
Bedroom - Primary	Main	12`11" x 12`0"
Bedroom	Main	10`10" x 10`4"
Bedroom	Basement	14`7" x 12`7"
3pc Ensuite bath	Main	7`1" x 5`0"

Room	Level	Dimensions
Living Room	Main	19`2" x 12`11"
Breakfast Nook	Main	16`11" x 8`7"
Sunroom/Solarium	Main	18`10" x 11`8"
Bedroom	Main	9`9" x 8`10"
Bedroom	Basement	13`7" x 10`8"
Game Room	Basement	25`6" x 15`1"
4pc Bathroom	Main	8`2" x 5`0"

4pc Bathroom	Basement	8`7" x 7`10"	Bedroom Legal/Tax/Financial	Basement	15`1" x 14`7"
Title: Fee Simple		Zoning: R-1A		Remarks	
Legal Desc:		9010879			
Pub Rmks: Welcome home to 1130 Maple Ave. This incredible home is ideally located on a quiet and mature street in Crossfield, Alberta and backs onto the beautiful and expansive Veterans Peace Park. This family friendly bungalow styled home is fully finished and offers over 1500 square feet of living space on the main level plus over 1300 square feet of living space below grade. The main floor features a spacious and sunny south facing living room, formal dining room area, large kitchen (newer appliances) with breakfast nook, three great sized bedrooms, two bathrooms, laundry area, and a covered back porch which includes the hot tub! The basement of this lovely home includes three additional bedrooms, a bathroom, and massive recreation room for your entertaining needs. The home is complete with an attached double garage (mezzanine shelving), room to park 3 cars on the expansive front driveway, RV parking in the exterior back, back deck, and still has plenty of room to play in the backyard. There have been several recent upgrades to this well-kept home which include (but are not limited to): new furnace, new hot water tank, new roof (9 years ago), new windows (12 years ago), new skylights (2 years ago), fresh paint (4 years ago), new flooring (basement carpet and stairs (4 years ago (8 lb underlay), laminate flooring (6 years ago), engineered hardwood in the kitchen (10 years ago)). This home has so much to offer and is of incredible value. Act fast and scheduling your private showing today! Be prepared to be impressed by this immaculate home, which will not last long in today's competitive market.					
Inclusions:		All TV wall mounts, Kitchen TV included			
Property Listed By:		RE/MAX Rocky View Real Estate			

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











