

## 36 MAPLE COURT Crescent, Calgary T2J 1V7

MLS®#:	A2124068	Area:	Maple Ridge	Listing Date:	04/17/24	List Price: \$899,900
Status:	Active	County:	Calgary	Change:	None	Association: Fort McMurray



eral Information	-			DOM	
о Туре:	Residential			32	
Type:	Detached			<u>Layout</u>	
/Town:	Calgary	Finished Floor Ar	ea	Beds:	4 (3 1 )
r Built:	1967	Abv Sqft:	1,040	Baths:	2.5 (2 1)
Information		Low Sqft:		Style:	Bungalow
Sz Ar:	5,231 sqft	Ttl Sqft:	1,040		
Shape:				Parking	
				Ttl Park:	2
				Garage Sz:	-
ess:					
Feat: < Feat:	Back Lane,Back Off Street	Yard,Front Yard,Low	Maintenance Lands	cape,No Neighbours Bel	nind,Rectangular L

Utilities and Features

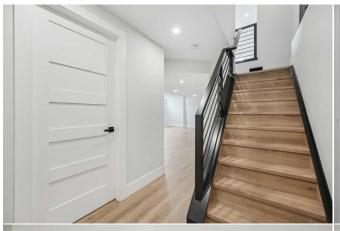
Roof: Heating: Sewer:	Asphalt Shingle Forced Air	3		Construction: Composite Siding,Wood Flooring:	Frame				
Ext Feat: Dock,Private Yard			Vinyl Plank Water Source: Fnd/Bsmt: Poured Concrete	Vinyl Plank Water Source: Fnd/Bsmt:					
Kitchen Appl: Int Feat: Utilities:		Built-In Oven,Dishwasher,Double Oven,Gas Cooktop,Range Hood,Refrigerator,Washer/Dryer Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Vinyl Windows Room Information							
Room		Level	Dimensions	Room	Level	Dimensions			
Living Room		Main	18`0" x 15`0"	Kitchen	Main	17`5" x 9`4"			
Bedroom - Prim	nary	Main	12`0" x 10`0"	Bedroom	Main	9`4" x 9`4"			
Bedroom		Main	9`4" x 9`0"	3pc Ensuite bath	Main	0`0" x 0`0"			
2pc Bathroom		Main	0`0" x 0`0"	Family Room	Lower	21`7" x 17`0"			
Bedroom		Lower	15`7" x 10`0"	4pc Bathroom	Lower	0`0" x 0`0"			
Laundry		Lower	16`11" x 6`6"	•					
-				Legal/Tax/Financial					

Title: <b>Fee Simple</b> Legal Desc:	Zoning: R-C1 4325JK Remarks
Pub Rmks: Inclusions: Property Listed By:	**CERTIFIED ASBESTOES FREE-HOME ABATEMENT CERTIFICATE AVAILABLE FOR THIS HOME**Step into luxury and sophistication with this extraordinary, completely renovated bungalow offering exceptional modern and sleek craftsmanship. Nestled in the heart of Maple Ridge, this home epitomizes modern elegance with its thoughtful design and meticulous craftsmanship. Enter inside to find an airy, open-concept layout flooded with natural light with a large living room with brick fireplace. The highlight of the main floor is the sleek gourmet kitchen, equipped with high-end stainless steel appliances, including a 5-burner gas cooktop, wall oven, microwave combo, large refrigerator, dishwasher, and modern range hood. The large primary bedroom offers a sanctuary of comfort with its full length closet and a luxurious 3 piece ensuite. There are two more spacious bedrooms and a stylish 3-piece bathroom completing the main level. The fully finished lower level features a sprawling recreation room with wet bar. The lower level also offers a large bedroom with a walk-through closet leading to a luxurious 4-piece ensuite, as well as a spacious laundry room with ample storage. Every inch of this home has been renovated with great attention to detail, from the drywall and framing to the paint, light fixtures, and flooring. Upgrades include new windows, electrical, plumbing, solid core doors, and Hardie Board Siding, ensuring both beauty and functionality. Experience luxury living in this meticulously renovated bungalow, where modern amenities blend seamlessly with timeless design in a great community. Don't miss the chance to make this exceptional property your own. Schedule a viewing today! Optional Garage can be added for \$39,900 plus GST N/A Graham Realty Inc.

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



























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