



THE
A-TEAM

**RE/MAX
FIRST**

1327 MAPLEGLADE Crescent, Calgary T2J2H4

MLS®#: **A2124220**

Area: **Maple Ridge**

Listing Date: **04/18/24**

List Price: **\$1,289,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1968**
Lot Information
Lot Sz Ar: **7,696 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,729**
Low Sqft:
Ttl Sqft: **1,729**

DOM

32
Layout
Beds: **4 (2 2)**
Baths: **3.5 (3 1)**
Style: **Bungalow**

Parking

Ttl Park: **5**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,On Golf Course**
Park Feat: **Double Garage Attached,RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **High Efficiency,Forced Air,Natural Gas**
Sewer:
Ext Feat: **BBQ gas line,Fire Pit,Private Yard**

Construction: **Stucco,Wood Frame**
Flooring: **Carpet,Hardwood,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Built-In Gas Range,Built-In Oven,Built-In Refrigerator,Dishwasher,Garage Control(s),Microwave,Washer/Dryer,Wine Refrigerator**
Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Soaking Tub,Storage,Walk-In Closet(s),Wet Bar**
Utilities:

Room Information

| Room | Level | Dimensions |
|-------------------|-------|----------------|
| 2pc Bathroom | Main | 3`11" x 5`11" |
| 5pc Ensuite bath | Main | 14`9" x 8`8" |
| Dining Room | Main | 12`8" x 12`11" |
| Kitchen | Main | 12`9" x 16`9" |
| Living Room | Main | 13`7" x 12`0" |
| Bedroom - Primary | Main | 13`2" x 12`3" |
| 4pc Bathroom | Lower | 4`11" x 8`8" |

| Room | Level | Dimensions |
|------------------|-------|----------------|
| 4pc Ensuite bath | Main | 7`3" x 11`9" |
| Bedroom | Main | 11`2" x 14`10" |
| Foyer | Main | 8`7" x 6`4" |
| Laundry | Main | 5`3" x 9`1" |
| Office | Main | 12`6" x 9`1" |
| Walk-In Closet | Main | 5`2" x 8`8" |
| Wine Cellar | Lower | 13`3" x 8`5" |

Bedroom
Game Room

Lower
Lower

13`1" x 17`5"
14`10" x 34`3"

Bedroom
Furnace/Utility Room
Legal/Tax/Financial

Lower
Lower

19`5" x 13`4"
7`0" x 11`8"

Title:
Fee Simple
Legal Desc:

5763JK

Zoning:
R-C1

Remarks

Pub Rmks:

****RARE HIDDEN GEM SITTING ON AN OVERSIZED LOT BACKING TO GOLF COURSE ** | LUXURIOUS MAPLE RIDGE CUSTOM HOME | |TURN KEY QUICK POSSESSION | OPEN CONCEPT BUNGALOW | 3250 SQFT OF LIVING SPACE | 4 BEDROOMS(2 MASTER BEDROOMS WITH ENSUITE) | 4 BATHROOMS | MAIN LEVEL OFFICE WITH ANTIQUE DOORS | RV/BOAT STORAGE | OVERSIZED DOUBLE ATTACHED GARAGE WITH UPGRADED 8FT GARAGE DOOR | LARGE BACKYARD OASIS | MAIN LEVEL LAUNDRY | CUSTOM BUILT INS IN CLOSESTS | No expense was spared in the transformation and modernization of this spectacular home blending beauty, function and peace of mind! Enjoy coffee on your covered front porch, and entertain or unwind in the peaceful, private back garden with unobstructed golf course views, expansive deck and open grass play area. Get ready to love this custom-built showstopper, as soon as you arrive you will be greeted with a grand double door entrance sitting on a 70ft wide frontage accommodating the freshly paved front driveway. Come in and be pleased by an open-concept bungalow floor plan in one of Calgary's most sought-after southeast communities Maple Ridge. The stunning main floor looks right out of a magazine with wide engineered hardwood flooring, flat ceiling, a chef's kitchen and all-new large windows allowing for plentiful natural light. Stay cozy by the electric fireplace framed with tile centred in great room. Inspiring culinary creativity is the chef's dream kitchen featuring quartz countertops & backsplash, full-height cabinets, walkthrough pantry, a high-end Kitchen Aid professional series appliance package with a built-in wine seller including custom kitchen pullouts throughout. Gorgeous high-end lighting package throughout, creating a cozy feel in every inch of the home. The luxurious master suite will have you feeling at home with a custom his & her 5PC Ensuite and built-in walk-in closet. The second bedroom on the main floor is equivalent in size and just as stylish as the rest of the home, with custom built-in closets adjacent to the 4PC Ensuite bathroom. The stunning wow factor staircase leads you to the fully finished basement with large windows and abundant pot lights. Gather in the rec room for movies and games, then grab a snack or refill your drink at the incredible wet bar. Two additional great-sized bedrooms and another stylish full 3PC bathroom allow for extra space, whether for a spare bedroom, office, gym, central Vacuum Rough In, Projector Rough in and rough in for Exhaust fan in basement. The large private backyard allows for peaceful paradise, summer barbeques and time unwinding on the large deck, fully fenced yard. This extraordinary 1-OF-A-KIND ESTATE is situated in a quiet, much sought after neighborhood within walking distance to schools, several parks plus mere minutes to Southcentre Mall, Willow Park Shopping Village, The Trico Centre, Fish Creek Park and easy access to major thoroughfares for a quick and easy commute. Do not wait...CALL YOUR REALTOR TODAY!**

Inclusions:
Property Listed By:

**N/A
Greater Calgary Real Estate**

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











