



THE
A-TEAM

**RE/MAX
FIRST**

10216 MAPLECREEK Drive, Calgary T2J 1T8

MLS®#: **A2151366**

Area: **Maple Ridge**

Listing Date: **07/20/24**

List Price: **\$760,000**

Status: **Active**

County: **Calgary**

Change: **-\$28k, 26-Jul**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1966**

Finished Floor Area

Abv Sqft: **1,155**
Low Sqft:
Ttl Sqft: **1,155**

Lot Information

Lot Sz Ar: **6,189 sqft**
Lot Shape:

DOM

89
Layout
Beds: **3 (2 1)**
Baths: **2.5 (2 1)**
Style: **Bungalow**

Parking

Ttl Park: **1**
Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Fruit Trees/Shrub(s),Landscaped,Level,Rectangular Lot**
Park Feat: **Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **High Efficiency,Forced Air**
Sewer:
Ext Feat: **Balcony,Private Yard**

Construction: **Aluminum Siding ,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsm: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer**
Int Feat: **No Smoking Home,Open Floorplan,Wet Bar**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	8`11" x 13`1"	Kitchen	Main	12`9" x 9`4"
Living Room	Main	13`11" x 21`0"	Den	Main	12`3" x 8`4"
Bedroom - Primary	Main	12`11" x 11`0"	Bedroom	Main	12`2" x 9`1"
2pc Ensuite bath	Main	3`11" x 4`10"	4pc Bathroom	Main	8`4" x 4`9"
Game Room	Basement	24`11" x 37`10"	Bedroom	Basement	12`10" x 11`7"
Storage	Basement	12`10" x 14`9"	4pc Ensuite bath	Basement	8`5" x 4`10"

Title:
Fee Simple
Legal Desc:

Zoning:
R-C1

4248JK

Remarks

Pub Rmks: **Charming Renovated Bungalow with Modern Upgrades Nestled in the heart of Maple Ridge, this delightful 2+1 bedroom bungalow with 2.5 bathrooms seamlessly blends classic charm with modern amenities. As you step inside, the open-concept layout invites natural light to dance across the gleaming hardwood flooring. The home boasts granite accents throughout, including kitchen counters, an island, vanities, and even a wet bar—a perfect setup for entertaining guests. The kitchen is a true highlight, featuring pristine white cabinets, stainless steel appliances, and a generously sized island that opens to the spacious living room and dining area. Imagine preparing meals while chatting with family and friends—it's a space that effortlessly combines functionality and style. Solid wood doors and four-inch baseboards add a touch of elegance to every room. The main floor now includes two cozy bedrooms and a den, perfect for a home office or library. Additionally, there's a two-piece ensuite bathroom for added convenience. Whether you're relaxing in the bedrooms or enjoying a soak in the four-piece bathroom, you'll appreciate the attention to detail that went into this renovation. Venturing downstairs, you'll find a fully finished basement—a large recreation room and a third bedroom with its own four-piece ensuite bathroom. The newer electrical panel ensures peace of mind, while the fresh asphalt shingles protect your investment for years to come. Outside, the property sits on a 63-foot lot with a paved alley, offering both privacy and convenience. The single detached garage and spacious backyard, adorned with mature landscaping, create a serene escape from the hustle and bustle. Location-wise, this bungalow hits the sweet spot. Walking distance from schools and shopping, it's also conveniently close to major traffic arteries, making your daily commute a breeze. Don't miss out on this Maple Ridge gem—schedule a viewing today and experience the perfect blend of comfort, style, and convenience!**

Inclusions: **none**
Property Listed By: **RE/MAX First**

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