



THE
A-TEAM

**RE/MAX
FIRST**

916 MAPLEGLADE Drive, Calgary T2J 2G6

MLS®#: **A2152178**

Area: **Maple Ridge**

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

List Price: **\$1,150,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1969**

Finished Floor Area

Abv Sqft: **2,390**
Low Sqft:
Ttl Sqft: **2,390**

DOM

54
Layout
Beds: **5 (4 1)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Lot Information

Lot Sz Ar: **7,696 sqft**
Lot Shape:

Parking

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

Access:

Lot Feat: **Back Yard,Front Yard,Landscaped,Level,Many Trees,Street Lighting,On Golf Course,Private,Treed**
Park Feat: **Double Garage Attached,Driveway,Garage Door Opener**

Utilities and Features

Roof: **Flat Torch Membrane,Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Bar,Bookcases,Breakfast Bar,Built-in Features,Central Vacuum,Chandelier,Closet Organizers,Double Vanity,Granite Counters,No Smoking Home,Soaking Tub,Steam Room**

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	14`0" x 14`0"
Kitchen	Main	11`2" x 13`5"
Sunroom/Solarium	Main	12`0" x 20`0"
Bedroom	Second	14`4" x 16`9"
Bedroom	Second	10`3" x 13`10"
Bedroom	Lower	10`6" x 13`6"

Room	Level	Dimensions
Dining Room	Main	11`2" x 14`3"
Breakfast Nook	Main	13`3" x 15`7"
Bedroom - Primary	Second	15`0" x 17`0"
Bedroom	Second	11`3" x 13`2"
Media Room	Lower	13`0" x 27`0"
Storage	Lower	16`0" x 13`0"

Storage
5pc Ensuite bath

Lower
Second

10`0" x 17`0"

2pc Bathroom
4pc Bathroom
Legal/Tax/Financial

Main
Second

Title:
Fee Simple
Legal Desc:

Zoning:
R-C1

5763JK

Remarks

Pub Rmks: **Open house Sunday July 28 11-1 pm Absolutely stunning Italian Villa-inspired 2400 sq' two storey on a 70' wide lot backing onto Maple Ridge Golf Course. This beautifully appointed and tastefully upgraded 4-bedroom two storey is perfect for the growing family. Enjoy triple pane windows, smooth finished ceilings, upgraded base, casing, and interior doors, and rich Brazilian cherry hardwood floors throughout the main and upper levels. The living and dining rooms feature a spectacular full-height natural stone dry-pack fireplace and 10' ceilings. The updated kitchen has site-built 42" shaker-type cabinets with soft-close doors and drawers, quality stainless steel appliances, and quartz countertops. The sunshine family room off the kitchen brings the outside in, and features arched windows, a quartz stone feature wall, and access to the large rear deck. Upstairs you cannot find a home with bigger bedrooms than this! Four massive bedrooms (one currently being used as a flex room with upper floor laundry), an updated main floor 4-piece bath, and a beautifully renovated 5-piece ensuite with a 10mil glass shower with double steam units, 30mil vinyl tile floors, a deep soaker tub and a custom vanity with vessel sink. The lower level has a large media area that is soundproofed between the upper and lower floors, a 5th bedroom, and loads of storage. Beautifully landscaped home with a cozy front south-facing patio, large rear deck, and miles and miles of golf course views. Perfectly located between green and tee, so no balls hamper the outdoor experience. Upgraded electrical, solid core interior doors, large garage with a new garage door, built-in sound, new lighting, scotch bar with bar fridge, irrigation system, newer torch down roof with cement tile trim, clad windows, and more. Enjoy this strictly single-family community that's close to schools, shopping, and great access to downtown.**

Inclusions: **None**
Property Listed By: **RE/MAX Realty Professionals**

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













