



THE
A-TEAM

**RE/MAX
FIRST**

100 MAPLEBURN Drive, Calgary T2J 1Y6

MLS®#: **A2155092**

Area: **Maple Ridge**

Listing Date: **08/03/24**

List Price: **\$1,299,000**

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: **8,159 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,166**
Low Sqft:
Ttl Sqft: **2,166**

DOM

46
Layout
Beds: **4 (4)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Backs on to Park/Green Space, No Neighbours Behind, On Golf Course, Yard Lights, Treed, Views**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Lighting**

Construction: **Composite Siding**
Flooring: **Carpet, Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Gas Cooktop, Oven-Built-In, Refrigerator, Washer**
Int Feat: **Built-in Features, Ceiling Fan(s), Chandelier, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Storage**
Utilities:

Room Information

Room	Level	Dimensions
3pc Ensuite bath	Upper	
3pc Bathroom	Upper	
Bedroom	Upper	8`11" x 10`8"
Bedroom	Upper	10`7" x 9`9"
Office	Main	12`7" x 11`11"
Laundry	Upper	7`8" x 9`9"
Game Room	Lower	29`2" x 16`5"

Room	Level	Dimensions
Bedroom - Primary	Upper	11`0" x 13`7"
2pc Bathroom	Main	
Bedroom	Upper	9`1" x 10`8"
Kitchen	Main	16`8" x 18`5"
Living Room	Main	12`1" x 18`10"
Mud Room	Main	12`0" x 6`2"

Title: **Fee Simple**
Legal Desc: **5242JK**

Zoning: **R-C1**

Remarks

Pub Rmks: **Nestled on the picturesque Maple Ridge Golf Course this home boasts extraordinary interior and exterior designer updates that ensures the perfect blend of family and lifestyle. This immaculate home has many attractive features for your family including being located on a quiet street, 4 bedrooms upstairs, a large office space on the main floor, mudroom, a chef's kitchen and a view of nature from every window. Stone feature walls and an impressive double-sided linear fireplace with an artisan metal surround create a striking focal point between the living and dining areas. The designer gourmet kitchen is a chef's dream, featuring Wolf appliances, double wall ovens, a gas cooktop, plentiful Wenge cabinets, Ravenna glass tile, and multiple functional custom built-ins, incredible storage, and oodles of chic lighting to match every event and mood. The spacious breakfast/prep island, with seating for six, and the open sight-lines to the patios and golf course make this space perfect for gatherings. Upstairs, you'll find four bedrooms, including a private principal bedroom with an en suite and a spacious laundry room. The large lower-level family/media room, complete with custom built-ins, offers plenty of space for kids to have fun. Exterior features include a welcoming front porch, completely flat lot, stone work, custom landscaping, lighting, hot tub, exposed aggregate conversational fire pit area and dining patio. Unique for golf course properties, this residence offers gated access to Maple Ridge's golf and recreation areas, perfect for off-season walking, snowshoeing, cross-country skiing, and tobogganing. This home is a spectacular find in the coveted neighbourhood of Maple Ridge, book your showing today!**

Inclusions: **Hot Tub & Fire Pot**
Property Listed By: **The Real Estate District**

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