



THE
A-TEAM

**RE/MAX
FIRST**

171 MAPLE COURT Crescent, Calgary T2J 1V9

MLS®#: **A2162200** Area: **Maple Ridge** Listing Date: **09/03/24** List Price: **\$989,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1966**
Lot Information
 Lot Sz Ar: **5,295 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Back Yard,Front Yard,Landscaped**
 Park Feat: **Double Garage Detached,Heated Garage,Oversized**

Finished Floor Area
 Abv Sqft: **1,163**
 Low Sqft:
 Ttl Sqft: **1,163**

DOM

15
Layout
 Beds: **4 (2 2)**
 Baths: **4.0 (4 0)**
 Style: **Bi-Level**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stucco**
 Heating: **Forced Air** Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
 Sewer:
 Ext Feat: **Balcony,Playground,Private Entrance,Private Yard** Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Gas Range,Range Hood,Refrigerator,Washer**
 Int Feat: **Bar,Built-in Features,Closet Organizers,Granite Counters,Kitchen Island,Low Flow Plumbing Fixtures,No Animal Home,No Smoking Home,Recessed Lighting,Vinyl Windows,Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	0`0" x 0`0"	5pc Ensuite bath	Main	0`0" x 0`0"
4pc Bathroom	Basement	0`0" x 0`0"	3pc Ensuite bath	Basement	0`0" x 0`0"
Living Room	Main	11`4" x 10`8"	Kitchen	Main	12`6" x 11`6"
Dining Room	Main	11`0" x 5`10"	Family Room	Basement	17`9" x 12`8"
Bedroom - Primary	Main	13`8" x 12`9"	Bedroom	Main	10`11" x 10`4"
Bedroom	Basement	13`6" x 10`0"	Bedroom	Basement	12`3" x 9`10"

