

171 MAPLE COURT Crescent, Calgary T2J 1V9

MLS®#: **A2162200** Area: **Maple Ridge** Listing **09/03/24** List Price: **\$989,900**

Status: Active County: Calgary Change: None Association: Fort McMurray

Date:

General Information

Prop Type: Residential
Sub Type: Detached
City/Town: Calgary

Year Built: **1966** Abv Sqft: Low Sqft: Low Sqft:

Lot Sz Ar: **5,295 sqft** Ttl Sqft: **1,163**

Finished Floor Area

1,163

DOM

Layout

4 (2 2) 4.0 (4 0)

Bi-Level

4 2

Beds:

Baths:

Style:

<u>Parking</u> Ttl Park:

Garage Sz:

15

Lot Shape:

Access:

Lot Feat: Back Lane,Back Yard,Front Yard,Landscaped
Park Feat: Double Garage Detached,Heated Garage,Oversized

Utilities and Features

Roof: Asphalt Shingle Construction:

Heating: Forced Air Stucco
Sewer: Flooring:

Ext Feat: Balcony, Playground, Private Entrance, Private Carpet, Ceramic Tile, Vinyl Plank
Yard Water Source:

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

Level Room Level Dimensions Dimensions Room 5pc Ensuite bath 0'0" x 0'0" 4pc Bathroom Main 0'0" x 0'0" Main 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"

Legal/Tax/Financial

Title: Fee Simple		Zoning: R-C1
Legal Desc:	4325JK	Remarks
Pub Rmks:	This larger Bi-Level home sits on a quiet tree lined side street in the wonderful community of Maple Ridge. FULLY RENOVATED FROM TOP TO BOTTOM. Measuring over 2200 square feet of developed living space, with a total of 4 bedrooms and 4 full bathrooms. The basement has large windows with a Large Family room with wet bar and cozy fireplace. Combine that with a flat roofed, oversized 23'3" x 21'3" double door, double garage and plenty of remaining yard space and all the pieces are there for you. RENOVATIONS Include (FLOORING , PAINT, HARDWARE, DOOR, WINDOWS, ROOF, FURNACE , HOT WATER TANK, BATHROOMS, KITCHEN, APPLIANCES, ROOF TOP PATIO WITH GLASS RAILING, EXTERIOR STUCCO, LIGHT FIXTURES, ELECTRICAL / PLUMBING AND HEATING SYSTEMS ARE ALSO REPLACED) A great location in the north east section of the community, you have a quick out onto Deerfoot and Blackfoot Trails yet are just off the golf course and walking distance to both the elementary and junior high schools.	
Inclusions: Property Listed By:	na RE/MAX Complete Re	alty

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