



THE
A-TEAM

**RE/MAX
FIRST**

728 MAPLETON Drive, Calgary T2J 1S2

MLS®#: **A2163772** Area: **Maple Ridge** Listing Date: **09/08/24** List Price: **\$779,800**
 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: **7,147 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,159**
 Low Sqft:
 Ttl Sqft: **1,159**

DOM

11
Layout
 Beds: **5 (3 2)**
 Baths: **2.5 (2 1)**
 Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Lane,Paved,Rectangular Lot**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Private Yard**

Construction: **Composite Siding,Wood Frame**
 Flooring: **Laminate,Linoleum,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer**
 Int Feat: **Closet Organizers,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Separate Entrance,Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Ensuite bath	Main	5`11" x 3`2"	4pc Bathroom	Main	9`1" x 5`0"
Bedroom	Main	14`0" x 9`2"	Bedroom	Main	9`6" x 9`2"
Dinette	Main	9`3" x 6`2"	Kitchen	Main	13`7" x 12`1"
Living Room	Main	18`9" x 12`9"	Bedroom - Primary	Main	13`2" x 11`5"
4pc Bathroom	Basement	7`10" x 5`1"	Bedroom	Basement	12`10" x 8`8"
Bedroom	Basement	12`1" x 10`11"	Flex Space	Basement	12`8" x 9`10"
Game Room	Basement	22`5" x 18`0"	Storage	Basement	10`0" x 3`7"

Title:
Fee Simple
Legal Desc:

Zoning:
R-C1

4022JK

Remarks

Pub Rmks: **Welcome to this beautifully updated bungalow situated on a generous lot across from a school, in a tranquil 30km/h zone. As you step inside, you'll be greeted by a long foyer featuring a convenient coat closet. To your left, the open layout seamlessly combines the living room, dining area, and kitchen, creating a perfect space for entertaining family and friends. The kitchen is a standout, showcasing a brand NEW island with seating, a complete set of stainless steel appliances, updated light fixtures, and a stylish NEW backsplash. The entire main floor is adorned with NEW vinyl plank flooring, ensuring easy maintenance and a modern feel. On the opposite side of the house, the master bedroom offers a private retreat with a 2-piece en-suite featuring a window, and a walk-in closet with double doors for easy access. Two additional bedrooms and a full bathroom complete this level. Downstairs, the basement provides versatile living spaces including a nook/den or flex room for your needs. The expansive family room can be divided into a TV area and a game space. This level also features two additional bedrooms, a full bathroom, a laundry area, and plenty of storage. The backyard is a serene oasis with a garden, fruit trees, a large grassy area, and a concrete patio. The side of the house enjoys nice shade from the surrounding trees. The double detached garage provides ample space for parking. Conveniently located near schools, parks, golf courses, and shopping, this home offers both comfort and an excellent location.**

Inclusions:
Property Listed By:

**garden shed
Premiere Realty Direct**

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