



THE
A-TEAM

**RE/MAX
FIRST**

10823 MAPLESHIRE Crescent, Calgary T2J 1Z1

MLS®#: **A2166441**

Area: **Maple Ridge**

Listing Date: **09/17/24**

List Price: **\$889,000**

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: **5,995 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,231**
Low Sqft:
Ttl Sqft: **1,231**

DOM

2
Layout
Beds: **4 (2 2)**
Baths: **2.0 (2 0)**
Style: **Bi-Level**

Parking

Ttl Park: **3**
Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Landscaped,Private**
Park Feat: **Additional Parking,Double Garage Detached,Driveway**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Oven-Built-In,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Central Vacuum,Granite Counters,Kitchen Island,No Animal Home,Open Floorplan,See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	22`5" x 12`6"
Living Room	Main	17`4" x 12`4"
Game Room	Basement	10`4" x 8`2"
Bedroom - Primary	Main	12`7" x 12`5"
Bedroom	Basement	14`2" x 11`8"
4pc Bathroom	Main	9`0" x 4`11"

Room	Level	Dimensions
Living/Dining Room Combination	Main	15`11" x 11`1"
Family Room	Basement	19`9" x 11`6"
Laundry	Basement	5`8" x 5`1"
Bedroom	Main	11`2" x 10`1"
Bedroom	Basement	10`9" x 8`0"
4pc Bathroom	Basement	7`3" x 4`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

5142JK

Zoning:
R-C1

Remarks

Pub Rmks: **Discover this beautifully maintained and bright open-concept home, perfectly situated on one of the best streets in the quiet neighborhood of Maple Ridge. With its tasteful design and thoughtful features, this property is a true gem for families seeking comfort and convenience. Step into a delightful experience as you enter where a bright and inviting living room greets you. Bathed in natural light, this spacious living area is designed for both comfort and style. Off the living room, the kitchen boasts exquisite quartz countertops that provide a sleek and modern aesthetic, making meal prep a pleasure. With plenty of storage space, you'll have all the room you need for your culinary essentials, allowing for an organized and clutter-free cooking environment. The thoughtful layout ensures that everything is within reach. Step inside to find a spacious layout that boasts a stunning large dining room, ideal for hosting gatherings and family meals, with easy access to the private backyard—your own oasis for outdoor relaxation and entertaining. The home features four generous bedrooms: two upstairs and two downstairs, providing flexibility and ample space for everyone. The large family room invites you to unwind and enjoy quality time together, while the high efficiency of the home ensures comfort throughout all seasons. In 2016, the property was beautifully and extensively renovated, featuring brand-new windows, upgraded electrical systems, and new plumbing, providing peace of mind and enhanced efficiency. With an impressive efficiency rating in the top 90% based on recent reports, you'll appreciate the cost savings thanks to the exterior acrylic stucco and upgraded Styrofoam insulation. Outside, the fully landscaped private yard is a serene retreat, perfect for gardening, play, or simply enjoying the fresh air. Located near golf courses, playgrounds, shopping centers, and major access routes like Deerfoot Trail, this home's location offers the perfect balance of tranquility and accessibility. Don't miss the opportunity to make this beautifully appointed home your own—schedule your viewing today and experience the charm and elegance of Maple Ridge!**

Inclusions: **N/A**
Property Listed By: **Real Estate Professionals Inc.**

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









