



THE
A-TEAM

**RE/MAX
FIRST**

131 MAPLEBURN Drive, Calgary T2J 1Y3

MLS®#: **A2171199** Area: **Maple Ridge** Listing Date: **10/07/24** List Price: **\$1,158,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **1968** Abv Sqft: **1,535**
Lot Information Low Sqft:
 Lot Sz Ar: **6,738 sqft** Ttl Sqft: **1,535**
 Lot Shape:

DOM

15
Layout
 Beds: **5 (3 2)**
 Baths: **3.0 (3 0)**
 Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Dog Run Fenced In,Front Yard,Landscaped**
 Park Feat: **220 Volt Wiring,Alley Access,Double Garage Detached,Garage Door Opener,Heated Garage**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Dog Run,Private Yard**

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

Kitchen Appl: **Bar Fridge,Built-In Oven,Double Oven,Garage Control(s),Gas Cooktop,Refrigerator,Washer/Dryer**
 Int Feat: **Closet Organizers,High Ceilings,Kitchen Island,Open Floorplan,See Remarks,Skylight(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	14`9" x 20`4"	Dining Room	Main	13`2" x 9`4"
Kitchen	Main	13`2" x 10`4"	Mud Room	Main	9`7" x 6`2"
Bedroom - Primary	Main	15`6" x 14`5"	5pc Ensuite bath	Main	9`0" x 11`6"
Walk-In Closet	Main	5`8" x 7`2"	Bedroom	Main	11`4" x 10`1"
Bedroom	Main	11`4" x 10`0"	4pc Bathroom	Main	4`11" x 8`4"
Bedroom	Basement	12`7" x 12`10"	Bedroom	Basement	9`10" x 11`8"
4pc Bathroom	Basement	5`0" x 8`0"	Game Room	Basement	23`1" x 24`11"
Furnace/Utility Room	Basement	7`2" x 7`10"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

5242JK

Remarks

Pub Rmks:

This is your chance to live in the best single family neighbourhood in Calgary!! Maple Ridge has everything you need within 10 minutes of your front door. Two great schools, Maple Ridge Elementary & RT Alderman jr. high within biking distance and shopping a Southcentre and the business corridor on MacLeod trail. This 5 bedroom has 2500 feet of usable space with a private yard and dog run. The house was previously fully renovated and this current owner added a few touches of their own. 3 sonotube skylights were added in the oversized kitchen to provide natural light to the ample counter space and oversized island. A chef's delight with a gas cooktop, dual built-in ovens and integrated refrigerator... The main floor is wide planked hardwood with the exception of the bathrooms and mudroom at the backdoor, besides the storage the mudroom has additional hookups for a stacking washer & dryer. Primary bedroom is quietly located at the rear of the home, with a 5 piece ensuite with heated floors. There are 2 additional bedrooms and a 4 piece bathroom on the main floor. The lower level is fully developed with 2 bedrooms, 4 pc bathroom and huge family room with a gas fireplace. Additional upgrades included new A/C in 2024 and they also resealed the mechanical room floor to a showroom shine! Large front and fenced backyard have underground sprinklers added by this owner. The oversized heated double garage was built in 2023, has a cut concrete floor, knockdown ceiling and added storage wall from this owner and its own 220V panel. You can easily fit 2 cars and still have room to work in the R50 insulated space. This is an amazing home and neighbourhood to raise your family in, don't miss out on this opportunity, book your showing today!

Inclusions:
Property Listed By:

N/A
Century 21 Bamber Realty LTD.

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









