



THE
A-TEAM

**RE/MAX
FIRST**

171 MAPLE COURT Crescent, Calgary T2J 1V9

MLS®#: **A2175125** Area: **Maple Ridge** Listing **10/24/24** List Price: **\$949,900**
 Status: **Active** County: **Calgary** Change: **-\$40k, 08-Nov** 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

28
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: Water Source:
 Ext Feat: **Balcony,Playground,Private Entrance,Private Yard** 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"

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

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 Realty**

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









